

**SUBJECT:** A report and recommendation on proposed zoning text amendments to modify Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by amending certain provisions of Sections 1411-25, “Location of Parking,” and 1411-27 “Accessory Surface Parking,” and by ordaining new Section 1411-32, “Temporary Surface Parking Facility Design Standards,” and repealing Sections 1411-29, “Off-Site Parking,” and 1441-13, “Temporary Parking Uses in Urban Renewal Areas,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district. and further recommending the early termination of Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development District,” as an overlay district.

**EXHIBITS (REVISED):**

Provided in addition to this report are:

- Exhibit A – Proposed ordinance introduced by Councilmember Mark Jeffreys
- Exhibit B – Proposed ordinance with approved City Planning Commission recommendation (Version A)
- Exhibit C – Proposed revised ordinance with slight modifications to the approved City Planning Commission Recommendation (Version B)
- Exhibit D – Location Map
- Exhibit E – Zoning Study Summary
- Exhibit F – DD Parking Subdistricts Map
- Exhibit G – Downtown Cincinnati Commuter Parking Availability Survey
- Exhibit H – Redevelopment Activity Since 1996 Map
- Exhibit I – Environmental Impacts of Surface Parking Lots Report
- Exhibit J – Public Correspondence before December 1, 2023 City Planning Commission Meeting
- Exhibit K – Public Correspondence after the December 1, 2023 City Planning Commission Meeting

**BACKGROUND (REVISED):**

September 2022, Councilmember Mark Jeffreys introduced legislation to amend certain zoning code provisions governing the development of surface parking lots in the DD, “Downtown Development,” zoning district. Councilmember Jeffreys proposed ordinance would prohibit the establishment of any new surface parking lot. On September 15, 2022, City Manager Sheryl M. M. Long directed the Department of City Planning and Engagement (DCPE) to conduct a zoning study of the proposed legislation, make recommendations for modifying the legislation, if any, and pursue an Interim Development Control (IDC) Overlay District over the DD, “Downtown Development,” zoning district for the duration of the study. According to Cincinnati Zoning Code (CZC) Section 1431-01, the purpose of the Interim Development Control Overlay District is “to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in areas where the adoption of amendments to the Cincinnati Zoning Code have been proposed in a comprehensive plan, community plan, urban design plan or urban renewal plan approved by the City Planning Commission.”

The City Planning Commission (CPC) recommended approval of an emergency three-month IDC to Cincinnati City Council on September 16, 2022, and Cincinnati City Council enacted Ordinance No. 300-2022, on September 21, 2022, to establish Interim Development Control Overlay District No. 88, “Surface Parking in the Downtown Development District,” (IDC No. 88). After initial work on the zoning study, the Department of City Planning and Engagement identified the need for a nine-month extension of IDC No. 88 to conduct the full zoning study. The City Planning Commission (CPC) recommended approval of the nine-month extension of IDC No. 88 to Cincinnati City Council on October 21, 2022, and Cincinnati City Council enacted Ordinance No. 345-2022 on November 9, 2022, which extended IDC No. 88 for an

additional nine months, up to and including September 20, 2023. DCPE staff conducted existing conditions research, worked to understand the potential effects on the social, economic, and environmental factors of the proposed legislation, reached out to internal stakeholders, and looked at peer city regulations.

To conduct public engagement and finish research and analysis on the study, DCPE staff identified a need to extend IDC No. 88 for an additional six months. CPC recommended approval of a six-month extension of IDC No. 88 to Cincinnati City Council on July 21, 2023, and Cincinnati City Council enacted Ordinance No. 314-2023 on September 13, 2023, to extend IDC No. 88 for an additional six months, up to and including March 21, 2024. Consistent with CZC Section 1431-07, the ordinances enacting and extending IDC No. 88 designated DCPE as the administrative reviewer of the following permit applications to be reviewed by CPC during the pendency of IDC No. 88:

- (a) Building permits for:
  - i. new construction of surface parking facilities;
  - ii. alteration, modification, or expansion of surface parking facilities;
  - iii. changes in use to a surface parking facility use; and
  - iv. site improvements associated with surface parking facilities.
- (b) Certificates of compliance for:
  - i. new construction of surface parking facilities;
  - ii. alteration, modification, or expansion of surface parking facilities;
  - iii. changes in use to a surface parking facility use; and
  - iv. site improvements associated with surface parking facilities.
- (c) Certificates of appropriateness for:
  - i. new construction of surface parking facilities;
  - ii. alteration, modification, or expansion of surface parking facilities;
  - iii. changes in use to a surface parking facility use; and
  - iv. site improvements associated with surface parking facilities.

IDC No. 88 is coextensive with the DD zoning district, encompassing most of Downtown and small portions of the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and West End neighborhoods. Councilmember Jeffreys' ordinance as originally proposed impacts new surface parking lots in the DD zoning district only.

Staff presented zoning study findings and recommendations at the December 1, 2023 CPC meeting. The CPC adopted staff findings and recommendations and approved staff recommendations. They then directed DCPE staff to draft an ordinance consistent with their approval to be brought back to a future CPC meeting for approval.

### **ZONING STUDY**

DCPE staff conducted a zoning study which looked at the impacts of Councilmember Jeffreys ordinance as originally proposed which would prohibit new surface parking lots in the DD zoning district and its possible effects on the social, environmental, and economic elements. The study consisted of an existing conditions assessment, community and stakeholder engagement, public impacts analysis, and peer city code review (Exhibit E). Study findings led staff to consider alternative recommendations from the original ordinance proposed by Councilmember Jeffreys.

### **Existing Conditions**

The DD zoning district is approximately 572 acres. The district contains approximately 150 surface parking lots totaling 71.47 acres or 13% of the district. Paved surfaces that do not constitute surface

parking lots take up almost half of the district at around 47% (267 acres) and buildings take up 42% (185 acres) of the district. The remaining 8% (47 acres) of land consists of parks, lawns, and plazas. The main uses within the DD zoning district are commercial, office, and public institutional uses.

Since 2004, the current parking regulations have been in place. Chapter 1411 “Downtown Development Zoning Districts” of the Cincinnati Municipal Zoning Code governs what type of parking and where parking is allowed. These parking regulations are broken into four Subdistricts which are W, X, Y, and Z. The parking types allowed are accessory surface parking, public surface parking, and parking garages (Exhibit F). As you can see in the table below and in (Exhibit F), parking garages are allowed in all four Subdistricts. In Subdistrict W, no surface parking is allowed. In Subdistrict X, accessory surface parking is allowed in addition to parking garages. In Subdistricts Y and Z, both accessory and public surface parking are allowed in addition to parking garages.

Parking Subdistrict				
Parking Type	W	X	Y	Z
Accessory Surface Parking	No	Yes	Yes	Yes
Public Surface Parking	No	No	Yes	Yes
Parking Garage	Yes	Yes	Yes	Yes

DCPE staff researched the parking supply and utilization to assess whether there is a need for surface parking in the DD zoning district. According to the Parking Division of the Department of Community and Economic Development, the current on-street supply of public paid parking spaces is 1,980 with a utilization rate of 47%, which is lower than the pre-COVID-19 rate of 51%. The off-street parking supply and utilization was estimated using the February 2023 “Downtown Cincinnati Commuter Parking Availability” survey which reports there are approximately 40,162 commuter parking spaces. Of those, 7,574 are available, which means there is an 81% utilization rate for parking lots and garages (Exhibit G).

DCPE staff conducted an analysis of the redevelopment activity downtown to assess the creation of new parking lots and new buildings. Specifically, staff looked at the creation of new surface parking lots and the construction of new buildings on former surface parking lots. Using aerial photographs throughout the last 26 years, staff found 10 buildings were demolished and turned into new surface parking lots and 13 buildings have been built on former surface parking lots. The new developments include three commercial or entertainment uses, three office buildings, four residential developments, two institutional uses, and one parking garage (Exhibit H).

**Community Engagement**

An initial public input meeting was held on August 8, 2023. Notice was sent to all property owners within the DD zoning district with 14 members of the public in attendance. The presentation included a review of the proposed text amendment submitted by Council Member Mark Jeffreys and existing conditions research. Participants were also given a series of polls to find out what was important to them to live, work, and play downtown and how parking appears to affect this. They were also given a visual preference survey of various parking lot design elements.

Participants felt the downtown generally achieved the zoning district purpose of being use-balanced, culturally-rich, and pedestrian-oriented, but that it still a work in progress with many dead zones. Users like to spend their time downtown in activated spaces with many amenities that tend to be dense and walkable. Amenities that might make them spend more time downtown include more eateries and retail establishments, better transit, active frontages, pedestrian activity, safe biking and walking, and free parking.

Their main concerns with restricting parking lots were an increased difficulty finding parking, fewer visitors patronizing downtown businesses, and decreasing development activity, and there not being enough ADA spots. However, participants saw potential benefits of allowing for a higher and better use, especially for much needed housing, to create more vibrant, pedestrian-oriented spaces, more retail uses to meet their everyday needs, and increased tax revenue. They also felt it could increase walkability and vibrancy, and slow down traffic. Users were also asked what their priorities were when parking downtown. In order of most to least important, users prioritized safety getting to and from their destinations, a pleasant walk experience, proximity to their destination, and cost of parking (Exhibit E).

### **Public Impacts**

On December 14, 2022, the City of Cincinnati's Office of Environment and Sustainability produced a report on the environmental impacts of surface parking lots (Exhibit I). This report identified four environmental impacts of surface parking lots—increased stormwater runoff, urban heat island effect, lower air quality, and enabling an automobile-oriented lifestyle choice. Stormwater runoff is created when impermeable materials of surface parking lots prevent water from permeating into the soil and contribute to a higher burden on our sewer system, increase flooding and soil erosion, and can carry pollutants into the Ohio river watershed. Urban Heat Island Effect is created when the high-contrast asphalt surfaces of parking lots create hotter surfaces and air temperatures. This creates hotter temperatures in cities with larger amounts of asphalt than surrounding areas, Cincinnati's urban heat island effect was quantified in the 2021 Climate Equity Indicators Report which showed the highest temperatures in areas with low tree canopy and a high percentage of impermeable surfaces, which is expected to increase in future years. The DD zoning district heat maps show hotter temperatures than other parts of the city. Air quality is impacted when asphalt is exposed to extreme heat and radiation and breaks down and releases aerosols. These aerosols contribute to pollutants that create unhealthy air quality and are hazardous to human health. These pollutants are comparable to vehicle emission levels. Emissions from transportation now account for 30% of greenhouse gas pollution, driven by single-passenger vehicles. Parking availability has been shown to influence transportation decisions and increase car-ownership, driving frequency, and decrease in public transit use.

DCPE staff also looked at pedestrian impacts of surface parking lots. Surface parking lots create expanses of inactivity and emptiness that discourage pedestrians from activating the space. When there are large expanses of surface parking, the effect is a pedestrian and activity dead zone. Some of these negative street-life impacts can be partially mitigated by the design elements of the parking lots by reducing the lot size, having sufficient landscaping and buffering along the street edge and internally throughout the lot, having high quality fencing, and minimizing the length of street frontage between buildings along a block face.

### **Peer City Code Review**

DCPE staff reviewed seven peer city codes to understand how Cincinnati's downtown surface parking

regulations compare to other similar cities—Pittsburgh, Cleveland, Lexington, Indianapolis, Louisville, Columbus, and Toledo—and talked with planning and zoning staff from Pittsburgh, Cleveland, Indianapolis, Lexington, and Louisville. DCPE staff found most cities regulate their downtown surface parking differently, several ban commercial parking or limit the size, many require more robust landscaping and buffering requirements, some require bike parking, and a few have design review. Compared to these peer cities, Cincinnati has some of the lowest standards for parking lot landscaping and design.

**PUBLIC COMMENT (REVISED):**

As part of the study, there was an initial public input meeting on the zoning study on August 8, 2023. In addition to city staff, there were 15 members of the public in attendance. The presentation included a review of the proposed text amendment submitted by Council Member Mark Jeffreys, existing conditions information, and a survey capturing feedback of the participants (Exhibit E). The feedback was incorporated into the study.

A public staff conference was held on the zoning study recommendations on November 8, 2023, via Zoom. Notice was sent to all property owners of record and community councils. Besides City staff, seven people attended the public staff conference.

The Downtown Residents Council president and several other participants voiced support and agreement with all recommendations and how they would help the downtown to become cooler and more inviting and the fairness of including an interim provision for surface parking lots. A representative from the Cincinnati Center City Development Corporation (3CDC) expressed general support for the recommendation and landscaping and design requirements, but requested flexibility for unique cases of development that may need surface parking lots for financial feasibility purposes. Three attendees were from a large downtown parking lot owner and operator family business, Chavez Properties. Their comments expressed disagreement with any change to the existing regulations citing potential harm to development. A business owner expressed concerns about the impact on businesses but did not specify particular but did not elaborate or identify particular harms to businesses.

Staff received 178 letters of support for the prohibition of by-right expansion (Exhibit J). Staff also received six phone calls with questions about IDC No.88 and the zoning study. Many were parking lot owners and did not cite any issues with prohibiting future surface parking lots.

Since the City Planning Commission meeting on December 1, 2023, staff received two letters of support for the prohibition of by-right expansion (Exhibit K).

**PROPOSED TEXT AMENDMENTS (REVISED):**

Ordinance A aligns with the approved CPC recommendation from the December 1, 2023, meeting (Exhibit B). However, through the legislative drafting process, staff identified concerns about the relationship between certain mandatory surface parking lot development standards and the adverse public health or environmental impacts that they intended to address. Therefore, staff is recommending removing the original recommendations to require EV chargers and bike racks at temporary surface parking lots. These changes are reflected in Ordinance B (Exhibit C). Ordinance B proposes the following amendments to the Title XIV, “Zoning Code of the City of Cincinnati” of the Cincinnati Municipal Code:

**Recommendation A: Expanding the prohibition of all surface parking facilities within the DD Subdistrict W to Subdistricts X, Y, and Z.**

**Recommendation B: Retain the interim the 2-year interim parking lot provision in Parking Subdistricts W and X and extend the interim parking lot provision to allow interim surface parking lots for a period of 2 years with a possible 5-year extension in Parking Subdistricts Y and Z.**

**Recommendation C: Impose additional landscaping and buffering standards on the establishment of interim surface parking lots in all DD Parking Subdistricts.**

*Proposal C1: Increase the tree and buffer requirement in DD Parking Subdistricts W, X, Y, and Z.*

Regulation Category	Current Code Requirement	Proposed Changes	Rationale
Trees	1 tree/10 parking spaces	1 tree/4 parking spaces	Form-Based Code alignment
Buffers	3' perimeter buffer	5' buffer along street edge	Peer city research

*Proposal C2: Establishment of additional landscaping, design, and buffering requirements for interim surface parking lots within the DD Subdistricts Y and Z.*

Regulation Category	Current Code Requirement	Proposed Changes	Rationale
Interior Buffers	None	Must break up parking lot into smaller parking areas with 15' planted landscape areas between them	Form-Based Code alignment
Surfacing and Paving	Asphalt, concrete, interlocking masonry paver, or open honeycomb paving blocks	Must use heat reflective materials or permeable pavers	Public impacts analysis, OES pilot project

### **CONSISTENCY WITH PLANS (REVISED):**

#### **Plan Cincinnati (2012)**

The proposed text amendments are consistent with Goal Two of the Live Initiative Area of Plan Cincinnati to “Create a more livable community” and the strategy to “become more walkable” (p. 157) and with Goal One of the Sustain Initiative Area to “Become a healthier Cincinnati,” the Strategy to “Create a healthy environment and reduce energy consumption,” and the Action Steps to “improve air quality,” and “improve water quality” (p. 182). They are also consistent with Goal One of the Connect Initiative Area to “develop an efficient multi-modal transportation system that supports neighborhood vitality,” and the Strategy to “expand options for non-automotive travel.” Surface parking lots are poor contributors to neighborhood vitality by taking away valuable urban land for development that sustain a vibrant mix of uses. DCPE staff recommendations to prohibit new surface parking by-right and increase landscaping and design requirements will help mitigate urban heat island by increasing the surrounding temperatures and

release pollutants into the air and watershed. If the staff recommendations for increased landscaping and design are enacted, these adverse impacts to public health and environmental impacts could be mitigated leading to a cooler, healthier, and more inviting space for downtown residents and patrons.

### **Green Cincinnati Plan (2023)**

For similar reasons, the proposed text amendments are consistent with the 2023 Green Cincinnati Plan in several Focus Areas, including the Mobility Focus Area Goal to “build a policy framework that supports the creation of connected communities,” with the Priority Action to “embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots” (p. 120-121). It is also consistent with the Natural Environment Focus Area Goals to “improve air quality so that Air Quality Index “Healthy Days” are increased by 30% by 2028” (p.128), and “increase use of green infrastructure to mitigate the effects of stormwater, sewer overflows, overland flooding, and contaminated stormwater in waterways” (p. 133). Finally, it is consistent with the Resilience and Climate Adaptation Focus Area Strategy to “reduce extreme heat, overland flooding, landslides, and water-pollution vulnerabilities by incentivizing, improving and increasing green infrastructure and other mitigating methods,” and the Priority Action to “Use heat reflective materials when appropriate (roads, parking surfaces, roofs, etc.)” (p. 141).

### **Cincinnati 2000 Plan (1986)**

The proposed text amendments are consistent with the goals of the Cincinnati 2000 Plan that states that “pedestrian movement must be preserved” and “measures must be taken to ensure access to and improve mobility within the CBD and takes care to prevent parking needs and street traffic from destroying the ambience of the downtown” (p. 5). The Plan also calls for areas of opportunity to “increase in the downtown living with emphasis on attractive and distinctive residential neighborhoods,” and for “the increased use of trees, sidewalk pavement treatments, lighting and street fixtures to make the downtown area more attractive and interesting” (p. 1). DCPE staff recommendations to increasing landscaping and buffering to break up the visual expanse of a large surface lot into smaller delineated parking areas would help mitigate some of the negative impacts to the ambience of the downtown until a more contributing land use could be established.

### **ANALYSIS:**

Since 2004, there have been restrictions in place that either ban or limit the establishment of surface parking lots in close to half of the DD zoning district. Parking Subdistricts W and X are both largely characterized by many large buildings closer together, though Subdistrict X has several areas with a high concentration of large surface parking lots close together with few buildings to break them up. Parking Subdistricts Y and Z wrap around the eastern and southern edge of the district and are predominantly characterized by large expanses of surface parking lots with few buildings to break them up. The low-density form and configuration of these concentrated surface parking areas in Parking Subdistricts Y, Z and portions of X mean there are few areas for businesses, residents, patrons, workers, and buildings that foster interesting spaces people want to be in, mixed uses to sustain daytime and nighttime activity, and to create a critical mass of activity to draw in pedestrians.

The DD zoning district has an oversupply of parking, with an estimated utilization rate of 81% for commuter parking and 51% utilization rate for on-street parking. Research suggests as residential density doubles, auto-ownership falls by 32-40 percent. Therefore, even if residential density significantly increases downtown, it is reasonable to expect the parking need would increase at a slower rate.

Of the nearly 150 surface parking lots, most were established before the 2004 regulations were put in place. As the analysis of redevelopment activity demonstrates, those restrictions do not appear to have had

a great effect on the creation of new surface parking lots or the development of new buildings into surface parking lots (Exhibit X). This leads staff to conclude that once a parking lot is created, it becomes a generational loss for a higher and better use of the land and that limiting the amount of low-intensity development will help protect and achieve the DD zoning district purpose to “provide a balance of uses and amenities fostering a vital economic and cultural center of the city and enhance its aesthetic qualities,” and “create and enhance pedestrian-oriented streets to preserve retail vitality and improve the quality of life for downtown workers, visitors, and residents. When a low-intensity land use that takes up nearly 40% of the buildable lots of the district and remain entrenched for decades, it is difficult to see how a critical mass of activity can be created in these activity dead zones of the downtown that would support and sustain vibrant areas of activity that residents, patrons, and visitors want to see. For these reasons, restricting the by-right establishment of this low-intensity use could facilitate the achievement of the City’s goals for the vibrancy, economic stability, and housing stability for our entire city.

DCPE staff recognize some potential challenges to certain forms of development that dominate DD Subdistrict Y and Z due to the highway rights-of-way. To address this potential development barrier, DCPE staff are recommending allowing property owners the opportunity to establish an interim surface parking lot for a period of two years with a possible five-year extension as a tool to supplement financial feasibility of projects in these subdistricts. This period was determined through conversations with three development partners that have consistently demonstrated that they have the experience and capacity to successfully complete complex developments downtown at The Port, the Cincinnati Chapter of the Urban Land Institute, and 3CDC.

While staff is recommending to limit surface parking, both in location and duration, staff finds that the programmatic configuration and function should be improved upon to better activate and enhance the downtown streetscape in spite of the surrounding auto-oriented community character. This could be achieved by adding additional landscaping and design elements that increase the street-edge buffer, break up large surface parking lots with landscaped internal buffers, adding trees throughout the parking lots, and including infrastructure for heat-reflective paving to cool the area for pedestrians walking by, all of which would create an auto-oriented use that is designed to activate and enhance the downtown streetscape.

Surface parking lots also contribute to adverse environmental impacts, as identified in the Office of Environment and Sustainability’s report in Exhibit I, including increased stormwater runoff, higher temperatures in highly paved areas, lower air quality, and enabling an automobile-oriented lifestyle. With large rain events increasing in frequency in recent years, large amounts of impermeable materials can lead to an overwhelming amount of water entering the combined sewer contributing to combined sewer overflows and increasing the delivery of pollutants from these surfaces into the environment and ultimately the Ohio river watershed. Additionally, the dark impermeable surfacing will contribute to the Urban Heat Island by increasing the surrounding temperatures and will release pollutants into the air and watershed. Lastly, having a large amount of urban land solely dedicated for accommodating an auto-oriented use has been shown to increase car-ownership, driving frequency, and decrease the use of public transit. By limiting the by-right allowance of surface parking lots downtown and increasing landscaping and design requirements, these adverse impacts to public health and environmental impacts could be mitigated leading to a cooler, healthier, and more inviting space for downtown residents and patrons.

To mitigate some of these negative pedestrian and environmental impacts, DCPE staff are recommending to increase the required trees from one tree per ten parking spaces up to one tree for every four parking spaces, to increase the buffer at the street edge from three feet to five feet, to break up parking areas that are larger than 0.25 acres into smaller parking areas with 15 foot planted landscape buffers, and to use



heat reflective materials or permeable pavers.

The tree requirement and delineation through internal buffer standards comes from Cincinnati's existing Form-Based Code requirements. The increase in street edge buffer is consistent with what peer cities are doing and would maintain an urban setback while providing a more comfortable pedestrian experience on a city block. The heat reflective coating is based on an OES pilot project applying heat reflective materials at the LeBlond Recreation Center in the East End neighborhood and permeable pavers are being used in some parking lots downtown.

These requirements could have a cooling effect on the neighborhood, decrease the amount of stormwater runoff, improve air quality by decreasing breakdown of asphalt into harmful aerosols, and increase the aesthetic appeal that provides shade for pedestrians. The street edge buffer and additional trees would maintain an urban setback providing a more comfortable pedestrian experience on a city block. Increasing the permeable landscaped buffers and using permeable pavers could allow more stormwater to be diverted and treated on-site, decreasing the parking lot's potential burden the City's sewer system.

Feedback from the community members shows stakeholders see mostly positive benefits from restricting parking lots in the DD zoning district and few negative outcomes. Participants want downtown to be more vibrant and large expanses of surface parking lots create dead zones. If there were more areas of the DD zoning district that had entertainment, eateries, a pleasant walking experience, and safe multi-modal transportation, more people would want to live, work, and play downtown.

### **CONCLUSIONS:**

In conclusion, by limiting future parking infrastructure to only structured parking, prospective new uses within the urban core would be reserved for more dynamic land uses, while allowing legal non-confirming uses to be preserved and continued. At the same time, increasing landscaping and design requirements could help mitigate some of the negative environmental impacts of surface parking lots. Together, these recommendations are supported by a majority of engaged stakeholders with few negative impacts and will substantially advance City goals in Plan Cincinnati, the Green Cincinnati Plan, and the Cincinnati 2000 Plan to build a more livable, vibrant and sustainable city.

### **RECOMMENDATION (REVISED):**

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following actions:

- 1) **ADOPT** staff findings outlined on pages 5-9 of this report; and to
- 2) **APPROVE** the proposed zoning text amendments attached to this report as Exhibit C.
- 3) **APPROVE** the early termination of Interim Development Control Overlay District No. 88, "Surface Parking in the Downtown Development District," as an overlay district following the passage of the zoning text amendments.

Respectfully submitted:



Maria Dienger, City Planner  
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director  
Department of City Planning and Engagement

202201802  
Date: September 1, 2022

**To:** Councilmember Mark Jeffreys  
**From:** Emily Smart Woerner, Interim City Solicitor *EESW*  
**Subject:** **Ordinance – Modyifing Zoning Code of City of Cincinnati - Surface Parking**

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Transmitted herewith is an ordinance captioned as follows:

**MODIFYING** Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by AMENDING the provisions of Sections 1411-05, “Land Use Regulations,” and 1411-07, “Development Regulations,” and by REPEALING Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district.

EESW/MEH/(lnk)  
Attachment  
368487



# City of Cincinnati

MEH

EESW

## An Ordinance No. \_\_\_\_\_ - 2022

**MODIFYING** Title XIV, “Zoning Code of the City of Cincinnati,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-05, “Land Use Regulations,” and 1411-07, “Development Regulations,” and by **REPEALING** Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district.

WHEREAS, surface parking lots are a minimally productive use of land whose contributions to the City’s economic output and tax base are minor relative to other commercial and industrial land uses; and

WHEREAS, surface parking lots also detract from urban street life by encouraging “car culture,” creating gaps in the street wall, and eliminating opportunities for enlivening sidewalks and driving pedestrian activity; and

WHEREAS, the DD, “Downtown Development,” zoning district, which covers the Central Business District and portions of the central riverfront and Over-the-Rhine, holds the major economic engine for the City and the region; and

WHEREAS, permitting surface parking lots within this zoning district promotes the inefficient and uneconomical use of land within the City’s vital economic core, and further allows for development that threatens the integrity of a cohesive downtown streetscape and pedestrian experience; and

WHEREAS, the Council resolves to amend the provisions of Chapter 1411, “Downtown Development Districts,” to restrict the development of surface parking lots within the DD, “Downtown Development,” zoning district; and

WHEREAS, at its regularly scheduled meeting on \_\_\_\_\_, 2022, the City Planning Commission reviewed the proposed amendments to the zoning code, and it recommended their approval; and

WHEREAS, a committee of Council held a public hearing on the proposed text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1 at which it reviewed and considered the proposed text amendments; and

WHEREAS, the text amendments are consistent with *Plan Cincinnati (2012)*, including the “Compete” initiative area that calls for the City to “[b]e the pivotal economic force of the region,” and the “Connect” goal to “[e]xpand options for non-automotive travel” (p. 130); and

WHEREAS, the Council finds the proposed text amendments to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

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

Section 1. That Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

**§ 1411-05. Land Use Regulations.**

Schedule 1411-05 below prescribes the land use regulations for DD Downtown Development Use Subdistricts. Use classifications are defined in Chapter 1401: Definitions. Use classifications not listed in Schedule 1411-05 are prohibited.

- (a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1411-05. Except as otherwise indicated, modifications of a numerical, locational or dimensional limitation requires a variance under Chapter 1445 - Variances, Special Exceptions and Conditional Uses.
- (c) "C" designates uses permitted only after review and approval of the Conditional Use by the Zoning Hearing Examiner. These uses may be subject to additional regulations, as indicated.

Use classifications are defined in Chapter 1401, Definitions.

**Schedule 1411-05: Use Regulations-Downtown Development Use Subdistricts**

Use Classifications	DD-A	DD-B	DD-C	DD-D	Additional Regulations
<b>Residential Uses</b>					
Bed and breakfast home	P	P	P	P	See § 1419-09
Day care home - Adult	P	P	P	P	
Day care home - Type A	L12	L12	L12	L12	
Day care home - Type B	L12	L12	L12	L12	
Group residential					
Convents and monasteries	L1	L1	L1	L1	
Fraternities and sororities	L1	L1	L1	L1	

Patient family homes	L1	L1	L1	L1	
Rooming houses	L2	L2	L2	L2	
Shared housing for elderly	L1	L1	L1	L1	
Permanent residential					
Single-family dwelling	P	P	P	P	
Attached single-family dwelling	P	P	P	P	
Single-family rowhouse	P	P	P	P	
Multi-family dwelling	P	P	P	P	
Two-family dwelling	P	P	P	P	
Residential care facilities					
Assisted living	—	P	P	—	
Developmental disability dwelling	P	P	P	P	
Nursing home	—	P	P	—	
Special assistance shelter	C	C	C	C	
Transitional housing					
Programs 1—5	P	P	P	P	
Program 6	L11	L11	L11	L11	
<b>Public and Semipublic Uses</b>					
Clubs and lodges	P	P	P	P	
Colleges, public or private	P	P	P	P	
Community service facilities	P	P	P	P	
Cultural institutions	P	P	P	P	
Day care center	P	P	P	P	
Government facilities and offices					

Correctional institutions	—	—	C	—	
Offices	P	P	P	P	
Hospitals	P	P	P	P	
Park and recreation facilities	P	P	P	P	
Public maintenance facility	—	P	P	P	
Public safety facilities	P	P	P	P	
Religious assembly	P	P	P	P	
Schools, public or private	P	P	P	P	See § 1419-12
<b>Commercial Uses</b>					
Animal service facilities	—	C	C	—	See § 1419-05
Banks and financial institutions	L3	L3	L3	L3	
ATM, stand-alone	—	—	C	C	See § 1419-07
Bed and breakfast inns	P	P	P	P	See § 1419-09
Building maintenance services	—	—	P	—	
Business services	P	P	P	P	
Commercial meeting facilities	L4	L4	L4	L4	
Eating and drinking establishments					
Convenience markets	L3	L3	L3	L3	
Drinking establishments	P	P	P	P	
Restaurants, full service	L3	L3	L3	L3	See § 1419-21

Restaurants, limited	L3	L3	L3	L3	See § 1419-21
Food markets	L3	L3	L3	L3	
Food preparation	P	P	P	P	
Funeral and interment services	—	—	P	—	
Hotels and commercial lodging	P	P	P	P	
Laboratories, commercial	L4	—	L4	L4	
Loft dwelling units	P	P	P	P	See § 1419-23
Maintenance and repair services	P	P	P	P	
Medical services and clinics	L4	P	L4	L4	
Offices	L4	P	L4	L4	
Parking facilities	L13	L13	L13	L13	See § 1411-25
Personal instructional services	L5	L5	P	L5	
Personal services	P	L6	P	P	
Recreation and entertainment					
Indoor or small-scale	L5	L5	P	L5	
Outdoor or large-scale	C	—	C	C	
Retail sales	P	L6	P	P	
Vehicle and equipment services					
Vehicle and equipment sales and rental	L7	—	L7	—	
Car wash	L7	L7	L7	L7	See § 1419-11

Vehicle repair	—	—	L8	—	See § 1419-27
<b>Industrial Uses</b>					
Production industry					
Artisan	—	—	P	P	
Limited	—	—	P	—	
Research and development	—	—	C	—	
Warehousing and storage					
Indoor storage	—	—	P	—	
Wholesaling and distribution	—	—	P	—	
<b>Transportation, Communication and Utilities</b>					
Communications facilities	P	—	P	P	
Public utility distribution system	L9	L9	L9	L9	
Public utility maintenance yard	—	—	C	—	
Public utility plant	C	—	C	—	
Transportation facilities					
Heliports	C	—	C	C	
Transportation passenger terminals	C	C	C	C	
Watercraft and riverfront facilities					
Commercial piers and ports	—	—	—	P	
Marinas	—	—	—	P	
Wireless communication antenna	L10	L10	L10	L10	See § 1419-33



Wireless communication tower	C	C	C	—	See § 1419-33
<b>Agriculture and Extractive Uses</b>					
Animal keeping	P	P	P	P	See Chapter 1422
Farms	P	P	P	P	See Chapter 1422
Gardens	P	P	P	P	See Chapter 1422
<b>Accessory Uses</b>					See Chapter 1421
<b>Nonconforming Uses</b>					See Chapter 1447

*Specific Limitations*

- L1 A separate entrance for access to rooming units must be provided in a mixed-use building.
- L2 Only rooming houses licensed pursuant to Chapter 855, Rooming Houses of the Municipal Code are allowed. A separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-23.
- L3 Drive-through facilities are not permitted.
- L4 Not permitted as a principal ground floor use in locations indicated on Map 1411-17: Commercial Continuity Overlay.
- L5 Permitted only above the ground floor in a mixed-use building. Modification requires conditional use approval pursuant to Chapter 1445-Variances, Special Exceptions and Conditional Uses.
- L6 Permitted on the ground floor only.
- L7 Permitted as a secondary use located within a parking garage.
- L8 Permitted only if the entire use and storage is within an enclosed structure.
- L9 The facility must be underground, within a building or on the roof within an enclosure.

L10 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, public utility, commercial or industrial building or structure.

L11 Programs may not exceed 50 resident occupants.

L12 Fencing must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.

L13 Surface parking lots are not permitted.

~~L13 See 1411-25.~~

Section 2. That existing Section 1411-05, "Land Use Regulations," of the Cincinnati Municipal Code is hereby repealed.

Section 3. That Section 1411-07, "Development Regulations," of the Cincinnati Municipal Code is hereby amended as follows:

**§ 1411-07. Development Regulations.**

Schedule 1411-07 summarizes the development regulations for the DD Downtown Development Districts, including lot area, FAR, height, setback and building coverage. Additional standards are included in Chapter 1419.

**Schedule 1411-07: Development Regulations - Downtown Development Districts**

Regulations	DD-A	DD-B	DD-C	DD-D	Additional Regulations
<b>Building Scale - Intensity of Use</b>					
Floor Area Ratio (FAR)	See Overlay Map 1411-09				See §§ 1411-09 and 1447-23
Maximum Floor Area Ratio (FAR)	See § 1411-41				
Required Residential Uses	No	Yes	No	Yes	See § 1411-11
<b>Building Form and Location</b>					
Maximum Building Height (ft.)	See Overlay Map 1411-13				See § 1411-13
Minimum Facade Height (ft.)	40	40	40	40	See §1411-15
Minimum Yard (ft.)	See Overlay Map 1411-15				
<b>Pedestrian Orientation</b>					

Commercial Continuity	See Overlay Map 1411-17				See § 1411-17
Ground Floor Transparency (percent)	60	60	60	60	See § 1411-21
<b>Vehicle Accommodation - Parking and Loading</b>					
Required Parking	See Overlay Map 1411-23				See § 1411-23
Location of Parking	Yes	Yes	Yes	Yes	See § 1411-25 1411-27
Lot and Structure Design	Yes	Yes	Yes	Yes	See § 1411-31
Loading	Yes	Yes	Yes	Yes	See § 1411-37
<b>Other Standards</b>					
Buffering Along District Boundaries	Yes	Yes	Yes	Yes	See § 1423-13
Signs	Yes	Yes	Yes	Yes	See § 1411-39
General Site Standards			See Chapter 1421		
Landscaping and Buffer Yards			See Chapter 1423		
Nonconforming Uses and Structures			See Chapter 1447		
Off-Street Parking and Loading			See Chapter 1425		
Additional Development Regulations			See Chapter 1419		

Section 4. That existing Section 1411-07, “Development Regulations,” of the Cincinnati Municipal Code is hereby repealed.

Section 5. That existing Sections 1411-25, “Location of Parking,” 1411-27, “Accessory Surface Parking,” and 1411-29, “Off-Site Parking,” of the Cincinnati Municipal Code are hereby repealed.

Section 6. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2022

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

\_\_\_\_\_  
New language underscored. Deleted language indicated by strike through.

**MODIFYING** Chapters 1401, "Definitions," and 1411, "Downtown Development Districts," of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-25, "Location of Parking," and 1411-27 "Accessory Surface Parking," and by **ORDAINING** new Sections 1401-E1-A, "Electric Vehicle Charging Station," and 1411-32, "Temporary Surface Parking Facility Design Standards;" and **REPEALING** Sections 1411-29, "Off-Site Parking," and 1441-13, "Temporary Parking Uses in Urban Renewal Areas," to restrict the development of surface parking lots and implement new design standards for temporary surface parking lots in the DD, "Downtown Development," zoning district.

WHEREAS, in September 2022, Councilmember Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, "Downtown Development," zoning district to restrict the development of surface parking lots ("Proposed Legislation"); and

WHEREAS, in response to the introduction of the Proposed Legislation, Council established an interim development control overlay district over the DD zoning district, effective as of September 21, 2022, to prevent the frustration of the Proposed Legislation's purposes while the Department of City Planning and Engagement studied its impact and formulated recommendations on its adoption or modification; and

WHEREAS, at its regularly scheduled meetings on December 1, 2023, and [\_\_\_], the City Planning Commission received the results of the Department of City Planning and Engagement's study, and commission recommended modification of the Proposed Legislation to permit the development of temporary parking lots as an interim step to the future development of property; and

WHEREAS, Council finds that surface parking lots in the DD, "Downtown Development," zoning district (i) are a minimally productive land use that do not meaningfully contribute to economic output or the City's tax base; (ii) adversely affect the public health by exacerbating heat-related illness and mortality by absorbing and retaining excess solar energy, raising surrounding ground and air temperatures, and worsening the urban heat-island effect in the Central Business District; and, (iii) undermine the City's long-term environmental sustainability and resilience by amplifying the harmful effects of extreme weather events, such as higher incidence of stormwater runoff, combined storm and sewer overflows, and waterway pollution; and

WHEREAS, Council further finds that zoning text amendments are necessary to improve public health outcomes and address and minimize the harmful effects of temporary surface parking lots through the adoption of green infrastructure, design, and practices recommended by the Green Cincinnati Plan (2023), including (i) the reduction of stormwater runoff to minimize combined storm and sewer overflows; (ii) the increase of tree canopy in the Central Business District to

mitigate the impacts of extreme precipitation and temperature and to absorb greenhouse gas emissions; and (iii) the promotion and enhancement of multi-modal and alternative energy transportation options and walkability throughout the Central Business District; and

WHEREAS, Council also finds that zoning text amendments restricting the development of surface parking lots in the DD, “Downtown Development,” zoning district will secure future development that is harmonious with the City’s vital economic and cultural center and will provide opportunities for the development of more productive land uses that will contribute meaningfully to the City’s economy and tax base; and

WHEREAS, Council additionally finds that zoning text amendments are necessary to establish greater restrictions for temporary surface parking facilities within certain areas of the Central Business District to discourage the introduction of incongruent land uses that negatively impact pedestrian safety and walkability and detract from the vibrant, high-density urban character of the City’s core business and cultural center; and

WHEREAS, a committee of Council held a public hearing on the zoning text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, at which it reviewed and considered the zoning text amendments; and

WHEREAS, the zoning text amendments are consistent with Plan Cincinnati (2012), including (i) the “Sustain” goal to “[b]ecome a healthier Cincinnati” through the strategy to “[c]reate a healthy environment and reduce energy consumption,” by “following the strategies of the Green Cincinnati Plan and meeting the goals of the Green Umbrella Regional Sustainability Alliance will help to reduce the City’s energy usage, improve air and water quality, and reduce sewer overflows to create a healthy environment,” as described on page 182; and (ii) the “Connect” goal to “[e]xpand options for non-automotive travel,” as described on page 130; and

WHEREAS, the zoning text amendments are also consistent with the Green Cincinnati Plan (2023), including (i) the “Mobility” focus area’s priority action to “embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots,” as described on page 121; (ii) the “Mobility” focus area’s goal to “[i]ncrease the use of zero-emission vehicles in the City,” through the strategy to “ensure that all who live, work, or visit have access to electric vehicle (EV) charging infrastructure,” as described on page 116; and (iii) the “Resilience and Climate Adaptation” focus area’s strategy to “reduce extreme heat, overland flooding, landslides, and water pollution vulnerabilities by incentivizing, improving and increasing green infrastructure and other mitigating methods,” as described on page 140, as well as the priority action identified on page 141 to “[u]se heat reflective materials when appropriate (roads, parking surfaces, roofs, etc.)”; and

WHEREAS, the Council finds the zoning text amendments to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

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

Section 1. That existing Sections 1411-25, “Location of Parking,” and 1411-27, “Accessory Surface Parking,” of the Cincinnati Municipal Code are hereby amended as follows:

**§ 1411-25. ~~Location of Parking~~ Parking Facilities.**

The DD zoning district is divided into the parking subdistricts depicted on Map 1411-23: Parking Subdistricts Overlay in Downtown Development Districts.

- (a) Parking garages are permitted in all DD parking subdistricts.
- (b) Surface parking facilities are prohibited in all DD parking subdistricts, except as authorized under § 1411-27, “Temporary Surface Parking Facilities.”

The location of parking in all DD subdistricts varies according to Map 1411-23: Parking Subdistricts Overlay in Downtown Development Districts. Parking in each parking subdistrict may also vary by type as prescribed in Schedule 1411-25 below:

**Schedule 1411-25: Parking Type – Downtown Parking Subdistricts**

Parking Type	Parking Subdistrict			
	W	X	Y	Z
Accessory Surface Parking	No	Yes	Yes	Yes
Public Surface Parking	No	No	Yes	Yes
Parking Garage	Yes	Yes	Yes	Yes

**§ 1411-27. ~~Accessory Surface Parking.~~ Temporary Surface Parking Facilities.**

- (a) Temporary Surface Parking Facilities Permitted. Temporary surface parking facilities are permitted in the DD zoning district provided they conform to all applicable laws, ordinances, and regulations, including without limitation the provisions of § 1411-32.
- (b) Duration of Approval.
  - (1) W and X Parking Subdistricts. Temporary surface parking facilities in Parking Subdistricts W and X may be established and maintained for a period of two years following the issuance of a temporary surface parking facility permit.
  - (2) Y and Z Parking Subdistricts Temporary surface parking facilities in Parking Subdistricts Y and Z may be established and maintained for a period of five years following the issuance of a temporary surface parking facility permit.
- (c) Extension of Temporary Permits. The Zoning Board of Appeals may grant one single extension of a temporary surface parking permit for an additional two-year period upon finding:
  - (1) Bona-fide Plan. The applicant has a bona-fide development plan to establish a permitted use on the subject property; and

- (2) Integral Use. The temporary surface parking facility is a necessary and integral component of the economic feasibility of the applicant's bona-fide development plan; and
- (3) Compliance with Laws. The temporary surface parking facility has been maintained in conformity with all applicable laws, ordinances, and regulations.

In reviewing an application for extension, the Zoning Board of Appeals shall conduct a hearing and issue a decision in the same manner as prescribed for the Zoning Hearing Examiner under Chapter 1443, Zoning Hearing Examiner Procedures; provided that the Zoning Board of Appeals may not grant an extension of time greater than the time prescribed herein. Any party with standing may appeal a final decision of the Zoning Board of Appeals issued in accordance with this Chapter to the Hamilton County Court of Common Pleas as allowed by Ohio Revised Code Chapter 2506 or other applicable law.

(d) Applications for Extension. The application for extending a temporary surface parking facility permit shall be on forms prescribed by the Zoning Board of Appeals and shall include all the following materials:

- (1) Conceptual Development Plan. Preliminary development plans showing, at minimum, the location and arrangement of proposed structures, building footprints and setbacks, schematic floor plans, exterior elevations, and proposed land uses. The plans shall be prepared by a registered architect or professional engineer and drawn to an architectural or engineering scale.
- (2) Development Statement and Timeline. A statement and all pertinent documentary proof and credible evidence concerning the applicant's proposed development plan, including without limitation the following:
  - (i) Narrative. A description of the proposed development; and
  - (ii) Development Forecasts. Projected deadlines, milestones, and timelines concerning the design, financing, permitting, and construction phases of the proposed development; and
  - (iii) Economic Feasibility. Development pro forma, budgets, and evidence of commitments from lenders, investors, and requested/secured economic development incentives for development financing, if any; and
  - (iv) Legal Feasibility/Control. Documentation demonstrating the applicant's control of the subject property and ability to effectuate the proposed development; and
  - (v) Other Information. Such other information as required by the Zoning Board of Appeals to inform its decision.



- (3) Affidavit. An affidavit attesting to the truth and accuracy of all information accompanying the application and the applicant’s intent and capacity to pursue and implement the proposed development to completion diligently.
- (d) No Further Extensions. No temporary surface parking facility permit shall receive more than one extension, and no new temporary surface parking facility permit may be issued for a property within five years of the expiration of a temporary surface parking permit concerning the property.
- (e) Security Required. No permit authorizing the construction or establishment of a temporary surface parking facility shall issue until the property owner or an authorized agent thereof has submitted a performance bond or guaranty in the substance and form prescribed by and deemed satisfactory to the City Manager to ensure sufficient funding to complete all work necessary to satisfy the requirements of §1411-51 upon the expiration of the temporary surface parking facility permit. The amount of such bond shall be set at 125 percent of the estimated cost of the improvements necessary to comply with §1411-51.
- (f) Permit Expiration. Upon the expiration of a temporary surface parking facility permit, the owner or person-in-control of the subject property shall cease operation of the parking facility and (i) shall establish a permitted use on the property or (ii) cause the property to conform to the landscaping requirements of §1411-51. If the owner or person-in-control fails to bring the subject property into compliance within this provision within 180 days following the expiration of the temporary surface parking facility permit, the City Manager or the City Manager’s designee is authorized to draw upon the performance bond or guaranty provided in accordance with subsection (e) and proceed to complete all work necessary to cause the property to conform to the landscaping requirements of §1411-51.

~~Accessory surface parking must be located within 200 feet of the building that it is intended to serve and must be for the exclusive use of the occupants and visitors of that building.~~

Section 2. That new Sections 1401-E1-A, “Electric Vehicle Charging Station,” and 1411-32, “Temporary Surface Parking Facility Design Standards,” of the Cincinnati Municipal Code are hereby ordained to read as follows:

**§ 1401-E1-A. Electric Vehicle Charging Station.**

“Electric vehicle charging station” means a public or private parking space that is served by battery-charging equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

**§ 1411-32. Temporary Surface Parking Facility Design Standards.**

In addition to applicable regulations prescribed in Chapter 1425, “Parking and Loading,” all temporary surface parking facilities in DD subdistricts shall comply with the minimum landscaping and design requirements set forth below. If any requirements set forth in this section conflict with any requirements or standards set forth in Chapter 1425, “Parking and Loading,” the standards and requirements set forth herein shall govern and control.

(a) *Temporary Surface Parking Facilities in all Parking Subdistricts.*

(1) *General Landscaping Requirements.*

- (i) *Trees.* All temporary surface parking facilities shall provide one tree for every four parking spaces arranged and dispersed throughout the perimeter landscape buffer area and interior landscaped islands and peninsulas, with at least one tree planted per 35 linear feet throughout the entirety of the perimeter landscape buffer area.

All trees shall have a minimum size at the time of planting as follows:

(a) Two-inch caliper for a deciduous tree; and

(b) Four-foot height for a conifer or evergreen tree.

- (ii) *Ground Cover.* Plant-based ground cover appropriate to the surface conditions of the area must be installed throughout the perimeter landscape buffer area and interior landscaped islands and peninsulas. Grass shall be the default landscaping material.

- (iii) *Plant Maintenance Standards.* All plants shall be maintained in a healthy condition and shall be replaced with new plant materials as needed to ensure continued compliance with landscaping requirements. Landscaping and screening plants that die shall be replaced during the current or the following planting season.

(2) *Perimeter Landscape Buffer Area.*

- (i) *Width.* All temporary surface parking facilities shall provide a landscape buffer area separating the parking facility from adjoining streets. The buffer area shall measure at least five feet in width and be located within a six-inch-high, poured-in-place concrete curb landscaped with plant material. The buffer area shall not be paved except for approved walkways, bikeways, driveways, and other approved amenities or site elements.

- (ii) *Screening.* All portions of the perimeter landscape buffer area that abut a public right-of-way, other than approved entrances and exits, shall provide screening consisting of a solid concrete or masonry wall or wrought-iron or other high-quality decorative metal fence between three and four feet in

height, as illustrated in Figure 1411-31-A. A wrought-iron fence or other high-quality decorative metal fence up to six feet in height or constructed on top of the wall for a combined wall and fence height of up to six feet may be constructed with the prior approval of the Zoning Administrator.

- (3) *Required Surface for Parking and Circulation Areas.* The surface of any parking area, including but not limited to parking, loading, and circulation areas, shall be designed to prevent stormwater runoff into the public right-of-way and shall be improved with asphalt, concrete, permeable pavers, or other hard surface approved by the Zoning Administrator. In Parking Subdistricts Y and Z, all impervious asphalt or concrete surfaces shall be treated with a pavement coating designed to reflect solar radiation with an initial solar reflectance of twenty percent or greater.
- (4) *Facilities Larger than One-Quarter Acre.* All new temporary surface parking facilities larger than one-quarter acre (i.e., 10,890 square feet) shall conform to the following standards:
  - (i) No parking area within a temporary surface parking facility shall exceed one-quarter acre (i.e., 10,890 square feet) in size. To conform to this requirement, larger parking areas shall be divided into smaller parking areas by one or more landscape islands or peninsulas contained within and dispersed throughout the interior of the parking lot.
  - (ii) All interior landscaped islands and peninsulas shall contain plant material and plant-based ground cover within six-inch-high, poured-in-place concrete curbs, and at least one of every four trees required by subsection (a)(1)(i) shall be located within the interior landscaped islands and peninsulas.
  - (iii) Landscaped islands and peninsulas need not be uniformly spaced but shall provide a minimum separation of 15 feet between smaller parking areas.

(b) *Additional Standards for Temporary Surface Parking Facilities in Parking Subdistricts Y and Z.* In addition to the development regulations set forth under § 1411-32(a), “Temporary Surface Parking Facility Design Standards,” all temporary surface parking facilities in Parking Subdistricts Y and Z shall comply with the requirements below.

- (1) *Vehicle-Charging Infrastructure.* All new temporary surface parking facilities shall provide the electric vehicle charging infrastructure described herein. For the purposes of this paragraph, the terms “Level 2” and “Direct Current Fast Charging” (DCFC) shall have the same meanings ascribed to them by the United States Department of Transportation, Federal Highway Administration under the National Electric Vehicle Infrastructure Standards and Requirements, as may be amended from time to time.

- (i) *Vehicle-Charging Stations.* At least two percent of parking spaces, rounding any fraction up to the nearest whole number, shall be equipped with Level 2 or DCFC electric vehicle charging stations, including the conduit and wiring, structures, machinery, and equipment necessary and integral to support the stations, provided that if two percent of parking spaces is less than three parking spaces, then at least three parking spaces shall be equipped with Level 2 or DCFC electric vehicle charging stations and supporting infrastructure.
  - (ii) *Charger-Ready Parking Spaces.* In addition to the requirements of subsection (b)(1)(i), at least five percent of parking spaces, rounding any fraction up to the nearest whole number, shall be pre-wired and made ready to receive the future installation of Level 2 or DCFC electric vehicle charging stations and supporting infrastructure.
- (2) *Bicycle Parking.* All new temporary surface parking facilities shall provide at least one bicycle parking space per 20 automobile parking spaces in the form of bicycle racks or bicycle lockers that are securely anchored to the ground or building structure and located on paved or a permeable surface with a slope no greater than three percent to facilitate the safe and secure storage of bicycles.

Section 3. That existing Sections 1411-29, “Off-Site Parking,” and 1441-13, Temporary Parking Uses in Urban Renewal Areas,” of the Cincinnati Municipal Code are hereby repealed.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2024

\_\_\_\_\_  
Aftab Pureval, Mayor

Attest: \_\_\_\_\_  
Clerk

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New language underscored. Deleted language indicated by strike through.

**MODIFYING** Chapter 1411, “Downtown Development Districts,” of the Cincinnati Municipal Code by **AMENDING** the provisions of Sections 1411-25, “Location of Parking,” and 1411-27 “Accessory Surface Parking,” and by **ORDAINING** new Section 1411-32, “Temporary Surface Parking Facility Design Standards,” and **REPEALING** Sections 1411-29, “Off-Site Parking,” and 1441-13, “Temporary Parking Uses in Urban Renewal Areas,” to restrict the development of surface parking lots in the DD, “Downtown Development,” zoning district.

WHEREAS, in September 2022, Councilmember Mark Jeffreys introduced legislation to amend certain zoning code provisions governing development in the DD, “Downtown Development,” zoning district to restrict the development of surface parking lots (“Proposed Legislation”); and

WHEREAS, in response to the introduction of the Proposed Legislation, Council established an interim development control overlay district over the DD zoning district, effective as of September 21, 2022, to prevent the frustration of the Proposed Legislation’s purposes while the Department of City Planning and Engagement studied its impact and formulated recommendations on its adoption or modification; and

WHEREAS, at its regularly scheduled meetings on December 1, 2023, and [\_\_\_], the City Planning Commission received the results of the Department of City Planning and Engagement’s study, and commission recommended modification of the Proposed Legislation to permit the development of temporary parking lots as an interim step to the future development of property; and

WHEREAS, Council finds that surface parking lots in the DD, “Downtown Development,” zoning district (i) are a minimally productive land use that do not meaningfully contribute to economic output or the City’s tax base; (ii) adversely affect the public health by exacerbating heat-related illness and mortality by absorbing and retaining excess solar energy, raising surrounding ground and air temperatures, and worsening the urban heat-island effect in the Central Business District; and, (iii) undermine the City’s long-term environmental sustainability and resilience by amplifying the harmful effects of extreme weather events, such as higher incidence of stormwater runoff, combined storm and sewer overflows, and waterway pollution; and

WHEREAS, Council further finds that zoning text amendments are necessary to improve public health outcomes and address and minimize the harmful effects of temporary surface parking lots through the adoption of green infrastructure, design, and practices recommended by the Green Cincinnati Plan (2023), including (i) the reduction of stormwater runoff to minimize combined storm and sewer overflows; (ii) the increase of tree canopy in the Central Business District to mitigate the impacts of extreme precipitation and temperature and to absorb greenhouse gas

emissions; and (iii) the promotion and enhancement of multi-modal and alternative energy transportation options and walkability throughout the Central Business District; and

WHEREAS, Council also finds that zoning text amendments restricting the development of surface parking lots in the DD, “Downtown Development,” zoning district will secure future development that is harmonious with the City’s vital economic and cultural center and will provide opportunities for the development of more productive land uses that will contribute meaningfully to the City’s economy and tax base; and

WHEREAS, Council additionally finds that zoning text amendments are necessary to establish greater restrictions for temporary surface parking facilities within certain areas of the Central Business District to discourage the introduction of incongruent land uses that negatively impact pedestrian safety and walkability and detract from the vibrant, high-density urban character of the City’s core business and cultural center; and

WHEREAS, a committee of Council held a public hearing on the zoning text amendments following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, at which it reviewed and considered the zoning text amendments; and

WHEREAS, the zoning text amendments are consistent with Plan Cincinnati (2012), including the “Sustain” goal to “[b]ecome a healthier Cincinnati” through the strategy to “[c]reate a healthy environment and reduce energy consumption,” by reducing the City’s energy usage, improving air and water quality, and reducing sewer overflows to create a healthy environment,” as described on page 182; and

WHEREAS, the zoning text amendments are also consistent with the Green Cincinnati Plan (2023), including (i) the “Mobility” focus area’s priority action to “embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots,” as described on page 121; and (ii) the “Resilience and Climate Adaptation” focus area’s strategy to “reduce extreme heat, overland flooding, landslides, and water pollution vulnerabilities by incentivizing, improving and increasing green infrastructure and other mitigating methods,” as described on page 140, as well as the priority action identified on page 141 to “[u]se heat reflective materials when appropriate (roads, parking surfaces, roofs, etc.)”; and

WHEREAS, the Council finds the zoning text amendments to be in the best interests of the City and the public’s health, safety, morals, and general welfare; now, therefore,

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

Section 1. That existing Sections 1411-25, “Location of Parking,” and 1411-27, “Accessory Surface Parking,” of the Cincinnati Municipal Code are hereby amended as follows:

**§ 1411-25. Location of Parking Parking Facilities.**

The DD zoning district is divided into the parking subdistricts depicted on Map 1411-23: Parking Subdistricts Overlay in Downtown Development Districts.

- (a) Parking garages are permitted in all DD parking subdistricts.
- (b) Surface parking facilities are prohibited in all DD parking subdistricts, except as authorized under § 1411-27, “Temporary Surface Parking Facilities.”

The location of parking in all DD-subdistricts varies according to Map 1411-23: Parking Subdistricts Overlay in Downtown Development Districts. Parking in each parking subdistrict may also vary by type as prescribed in Schedule 1411-25 below:

**Schedule 1411-25: Parking Type – Downtown Parking Subdistricts**

Parking Type	Parking Subdistrict			
	W	X	Y	Z
Accessory Surface Parking	No	Yes	Yes	Yes
Public Surface Parking	No	No	Yes	Yes
Parking Garage	Yes	Yes	Yes	Yes

**§ 1411-27. Accessory Surface Parking. Temporary Surface Parking Facilities.**

- (a) Temporary Surface Parking Facilities Permitted. Temporary surface parking facilities may be established and maintained for a period of two years following the issuance of a temporary surface parking facility permit provided they conform to all applicable laws, ordinances, and regulations, including without limitation the provisions of § 1411-32.
- (b) Extension of Temporary Permits. The Zoning Board of Appeals may grant one single extension of a temporary surface parking permit (i) for an additional two-year period for temporary surface parking facilities located in Parking Subdistricts W and X, or (ii) for an additional five-year period for temporary surface parking facilities located in DD Parking Subdistricts Y and Z, upon finding:
  - (1) Bona-fide Plan. The applicant has a bona-fide development plan to establish a permitted use on the subject property; and
  - (2) Integral Use. The temporary surface parking facility is a necessary and integral component of the economic feasibility of the applicant’s bona-fide development plan; and
  - (3) Compliance with Laws. The temporary surface parking facility has been maintained in conformity with all applicable laws, ordinances, and regulations.

In reviewing an application for extension, the Zoning Board of Appeals shall conduct a hearing and issue a decision in the same manner as prescribed for the Zoning Hearing Examiner under Chapter 1443, Zoning Hearing Examiner Procedures; provided that the

Zoning Board of Appeals may not grant an extension of time greater than the time prescribed herein. Any party with standing may appeal a final decision of the Zoning Board of Appeals issued in accordance with this Chapter to the Hamilton County Court of Common Pleas as allowed by Ohio Revised Code Chapter 2506 or other applicable law.

- (c) Applications for Extension. The application for extending a temporary surface parking facility permit shall be on forms prescribed by the Zoning Board of Appeals and shall include all the following materials:
- (1) Conceptual Development Plan. Preliminary development plans showing, at minimum, the location and arrangement of proposed structures, building footprints and setbacks, schematic floor plans, exterior elevations, and proposed land uses. The plans shall be prepared by a registered architect or professional engineer and drawn to an architectural or engineering scale.
  - (2) Development Statement and Timeline. A statement and all pertinent documentary proof and credible evidence concerning the applicant's proposed development plan, including without limitation the following:
    - (i) Narrative. A description of the proposed development; and
    - (ii) Development Forecasts. Projected deadlines, milestones, and timelines concerning the design, financing, permitting, and construction phases of the proposed development; and
    - (iii) Economic Feasibility. Development pro forma, budgets, and evidence of commitments from lenders, investors, and requested/secured economic development incentives for development financing, if any; and
    - (iv) Legal Feasibility/Control. Documentation demonstrating the applicant's control of the subject property and ability to effectuate the proposed development; and
    - (v) Other Information. Such other information as required by the Zoning Board of Appeals to inform its decision.
  - (3) Affidavit. An affidavit attesting to the truth and accuracy of all information accompanying the application and the applicant's intent and capacity to pursue and implement the proposed development to completion diligently.
- (d) No Further Extensions. No temporary surface parking facility permit shall receive more than one extension, and no new temporary surface parking facility permit may be issued for a property within five years of the expiration of a temporary surface parking permit concerning the property.



- (e) Security Required. No permit authorizing the construction or establishment of a temporary surface parking facility shall issue until the property owner or an authorized agent thereof has submitted a performance bond or guaranty in the substance and form prescribed by and deemed satisfactory to the City Manager to ensure sufficient funding to complete all work necessary to satisfy the requirements of §1411-51 upon the expiration of the temporary surface parking facility permit. The amount of such bond shall be set at 125 percent of the estimated cost of the improvements necessary to comply with §1411-51.
- (f) Permit Expiration. Upon the expiration of a temporary surface parking facility permit, the owner or person-in-control of the subject property shall cease operation of the parking facility and (i) shall establish a permitted use on the property or (ii) cause the property to conform to the landscaping requirements of §1411-51. If the owner or person-in-control fails to bring the subject property into compliance within this provision within 180 days following the expiration of the temporary surface parking facility permit, the City Manager or the City Manager’s designee is authorized to draw upon the performance bond or guaranty provided in accordance with subsection (e) and proceed to complete all work necessary to cause the property to conform to the landscaping requirements of §1411-51.

~~Accessory surface parking must be located within 200 feet of the building that it is intended to serve and must be for the exclusive use of the occupants and visitors of that building.~~

Section 2. That new Section 1411-32, “Temporary Surface Parking Facility Design Standards,” of the Cincinnati Municipal Code is hereby ordained to read as follows:

**§ 1411-32. Temporary Surface Parking Facility Design Standards.**

In addition to applicable regulations prescribed in Chapter 1425, “Parking and Loading,” all temporary surface parking facilities in DD subdistricts shall comply with the minimum landscaping and design requirements set forth below. If any requirements set forth in this section conflict with any requirements or standards set forth in Chapter 1425, “Parking and Loading,” the standards and requirements set forth herein shall govern and control.

(a) *General Landscaping Requirements.*

- (i) *Trees.* All temporary surface parking facilities shall provide one tree for every four parking spaces arranged and dispersed throughout the perimeter landscape buffer area and interior landscaped islands and peninsulas, with at least one tree planted per 35 linear feet throughout the entirety of the perimeter landscape buffer area.

All trees shall have a minimum size at the time of planting as follows:

- (a) Two-inch caliper for a deciduous tree; and
  - (b) Four-foot height for a conifer or evergreen tree.
- (ii) *Ground Cover.* Plant-based ground cover appropriate to the surface conditions of the area must be installed throughout the perimeter landscape buffer area and interior landscaped islands and peninsulas. Grass shall be the default landscaping material.
  - (iii) *Plant Maintenance Standards.* All plants shall be maintained in a healthy condition and shall be replaced with new plant materials as needed to ensure continued compliance with landscaping requirements. Landscaping and screening plants that die shall be replaced during the current or the following planting season.
- (b) *Perimeter Landscape Buffer Area.*
- (i) *Width.* All temporary surface parking facilities shall provide a landscape buffer area separating the parking facility from adjoining streets. The buffer area shall measure at least five feet in width and be located within a six-inch-high, poured-in-place concrete curb landscaped with plant material. The buffer area shall not be paved except for approved walkways, bikeways, driveways, and other approved amenities or site elements.
  - (ii) *Screening.* All portions of the perimeter landscape buffer area that abut a public right-of-way, other than approved entrances and exits, shall provide screening consisting of a solid concrete or masonry wall or wrought-iron or other high-quality decorative metal fence between three and four feet in height, as illustrated in Figure 1411-31-A. A wrought-iron fence or other high-quality decorative metal fence up to six feet in height or constructed on top of the wall for a combined wall and fence height of up to six feet may be constructed with the prior approval of the Zoning Administrator.
- (c) *Required Surface for Parking and Circulation Areas.* The surface of any parking area, including but not limited to parking, loading, and circulation areas, shall be designed to prevent stormwater runoff into the public right-of-way and shall be improved with asphalt, concrete, permeable pavers, or other hard surface approved by the Zoning Administrator. In Parking Subdistricts Y and Z, all impervious asphalt or concrete surfaces shall be treated with a pavement coating designed to reflect solar radiation with an initial solar reflectance of twenty percent or greater.
- (d) *Facilities Larger than One-Quarter Acre.* All new temporary surface parking facilities larger than one-quarter acre (i.e., 10,890 square feet) shall conform to the following standards:

- (i) No parking area within a temporary surface parking facility shall exceed one-quarter acre (i.e., 10,890 square feet) in size. To conform to this requirement, larger parking areas shall be divided into smaller parking areas by one or more landscape islands or peninsulas contained within and dispersed throughout the interior of the parking lot.
- (ii) All interior landscaped islands and peninsulas shall contain plant material and plant-based ground cover within six-inch-high, poured-in-place concrete curbs, and at least one of every four trees required by subsection (a)(1)(i) shall be located within the interior landscaped islands and peninsulas.
- (iii) Landscaped islands and peninsulas need not be uniformly spaced but shall provide a minimum separation of 15 feet between smaller parking areas.

Section 3. That existing Sections 1411-29, “Off-Site Parking,” and 1441-13, Temporary Parking Uses in Urban Renewal Areas,” of the Cincinnati Municipal Code are hereby repealed.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_, 2024

\_\_\_\_\_

Aftab Pureval, Mayor

Attest: \_\_\_\_\_

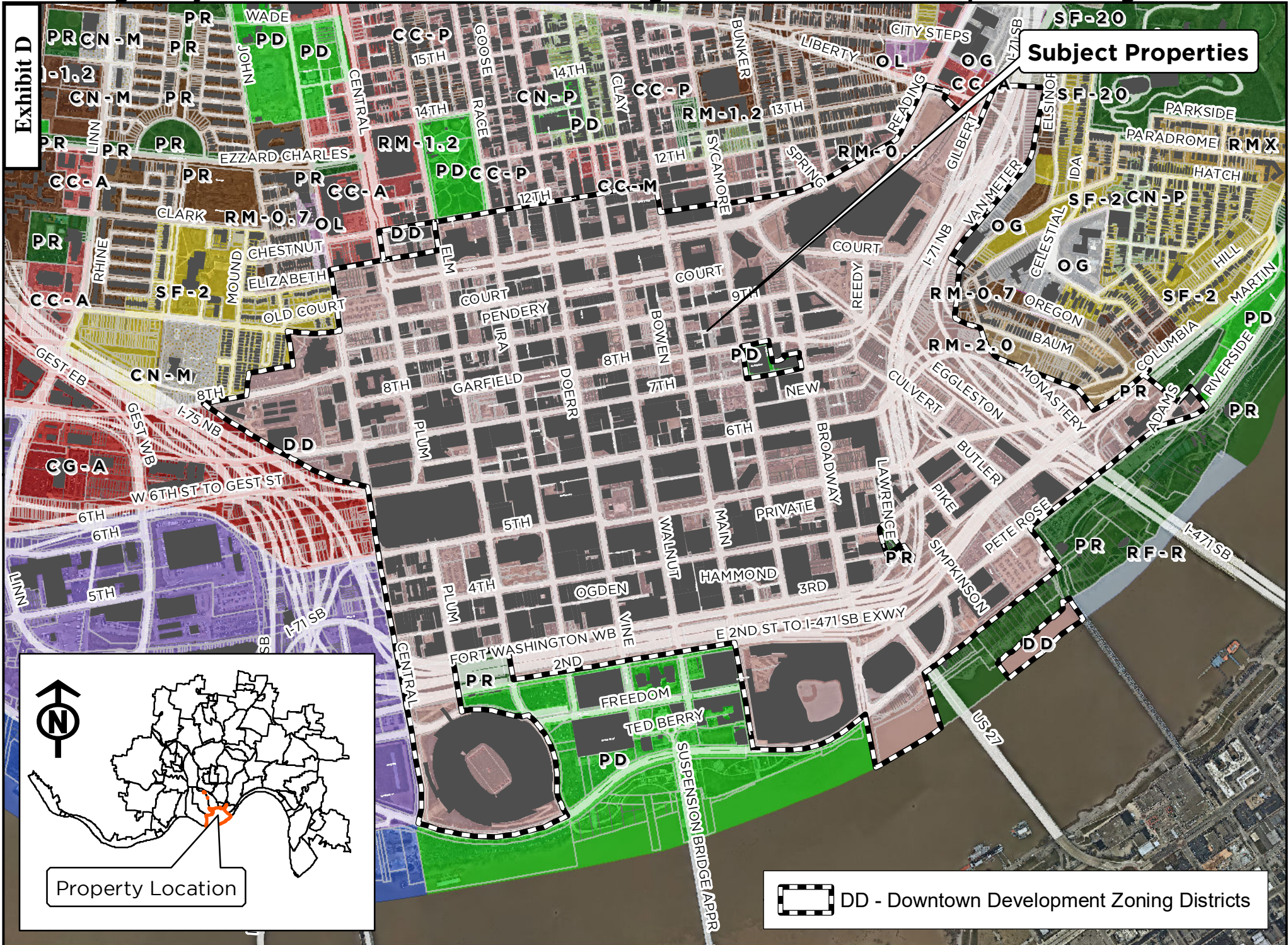
Clerk

\_\_\_\_\_  
 New language underscored. Deleted language indicated by strike through.

# Zoning Study Recommendations of Surface Parking in the Downtown Development Zoning District.

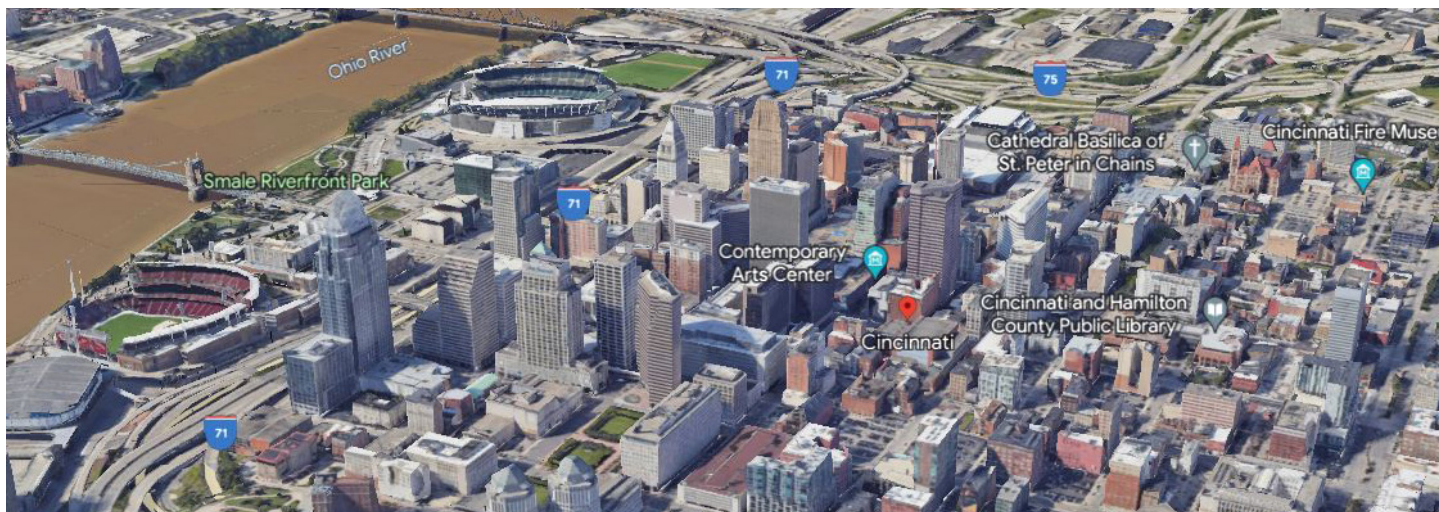
Exhibit D

Subject Properties



Property Location

DD - Downtown Development Zoning Districts



# ZONING STUDY SUMMARY ON SURFACE PARKING IN THE DOWNTOWN DEVELOPMENT ZONING DISTRICT

The purpose of this zoning study is to study the appropriateness of the surface parking use in the Downtown Development (DD) zoning district.

The study incorporates an existing conditions assessment, community engagement feedback, public impacts analysis, and peer city code review.



# 1-EXISTING CONDITIONS

## EXISTING SURFACE PARKING REGULATIONS

Surface parking and parking garages regulations already exist for the DD zoning district. As depicted in the Surface Parking Subdistricts map, parking is already regulated by three types:

- Accessory Surface Parking
- Public Surface Parking
- Parking Garage

The DD zoning district has four parking subdistrict which allow one or multiple of these types: W, X, Y, and Z. Surface parking is currently banned in the W (core subdistrict) and only allowed as accessory surface parking surrounding subdistrict X district surrounding subdistrict W. All parking is allowed in the two periphery districts, Y and Z.

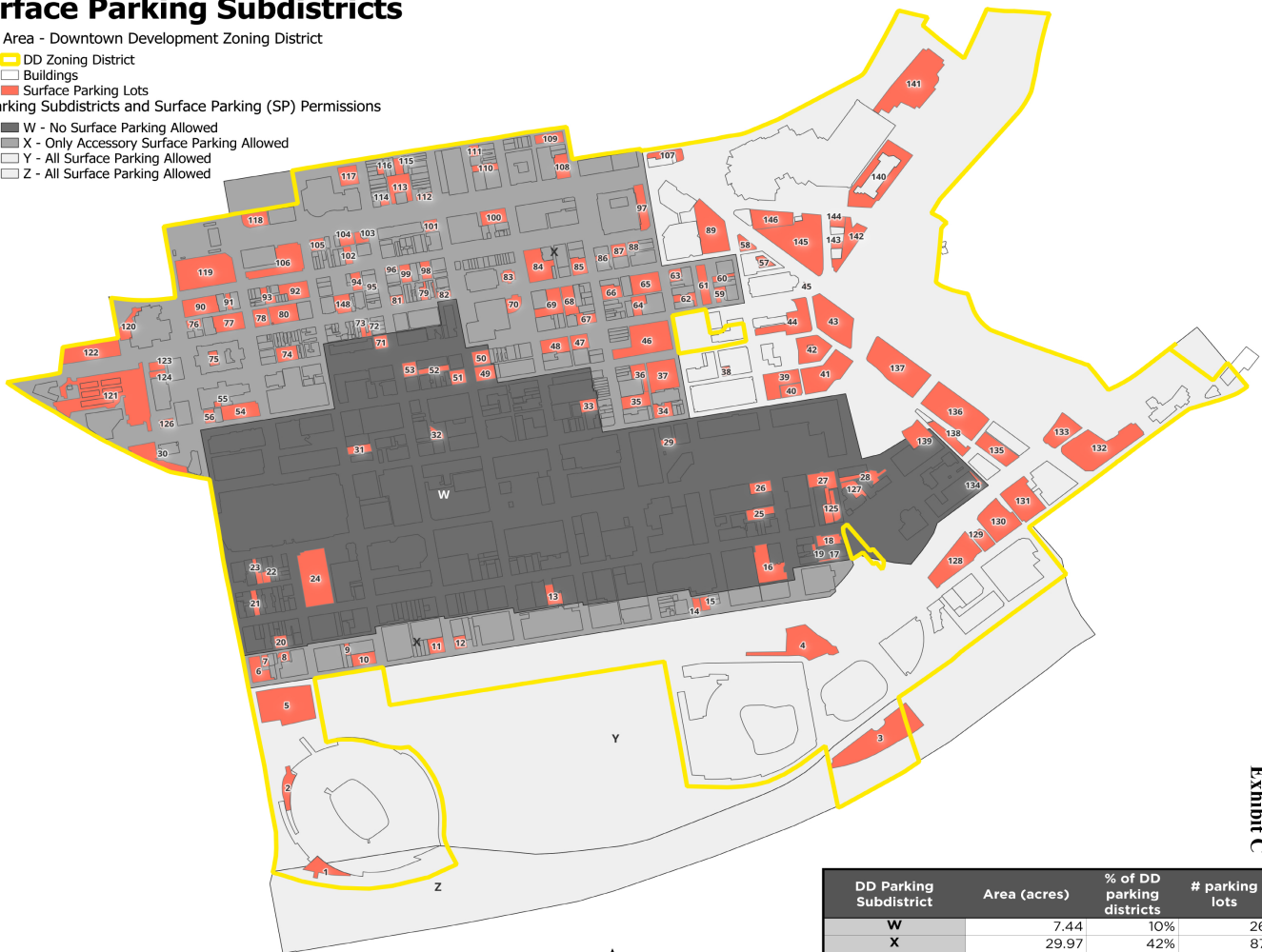
Parking Subdistricts				
Parking Type	W	X	Y	Z
Accessory Surface Parking	no	yes	yes	yes
Public Surface Parking	no	no	yes	yes
Parking Garage	yes	yes	yes	yes

There are around 150 surface parking lots which total approximately 72 acres (13%) of the DD zoning district. A little more than half are in subdistricts W and X and the remaining are in subdistricts Y and Z.

## Surface Parking Subdistricts

Study Area - Downtown Development Zoning District

- DD Zoning District
- Buildings
- Surface Parking Lots
- DD Parking Subdistricts and Surface Parking (SP) Permissions
  - W - No Surface Parking Allowed
  - X - Only Accessory Surface Parking Allowed
  - Y - All Surface Parking Allowed
  - Z - All Surface Parking Allowed



DD Parking Subdistrict	Area (acres)	% of DD parking districts	# parking lots
W	7.44	10%	26
X	29.97	42%	87
Y	31.36	44%	33
Z	2.70	4%	2
<b>Total</b>	<b>71.47</b>		<b>148</b>

## PARKING SUPPLY AND UTILIZATION

According to 3CDC's spring 2023 parking report, there are an estimated 40,162 off-street commuter parking spaces in the Central Business District. Of these, around 7,574 spaces are available, which is an 81% utilization rate.

Additionally, the City's 1,980 on-street parking spot utilization rate has remained at about half-capacity, both pre- and post-COVID-19:

- Pre-COVID: 52%
- Post-COVID: 47%

### The DD is over-supplied and parking needs decrease as density increases.

"Research shows that each time residential density doubles, auto ownership falls by 32 to 40 percent (Holtzclaw et al. 2002). Higher densities mean that destinations are closer together, and more places can be reached on foot and by bicycle—reducing the need to own a car. Density is also closely associated with other factors that influence car ownership,



such as the presence of good transit service, the community's ability to support stores located in neighborhoods, and even the walkability of neighborhood streets." (Source: EPA Parking Space/Community Places: Finding the Balance through Smart Growth Solutions, 2006)

## REDEVELOPMENT ACTIVITY

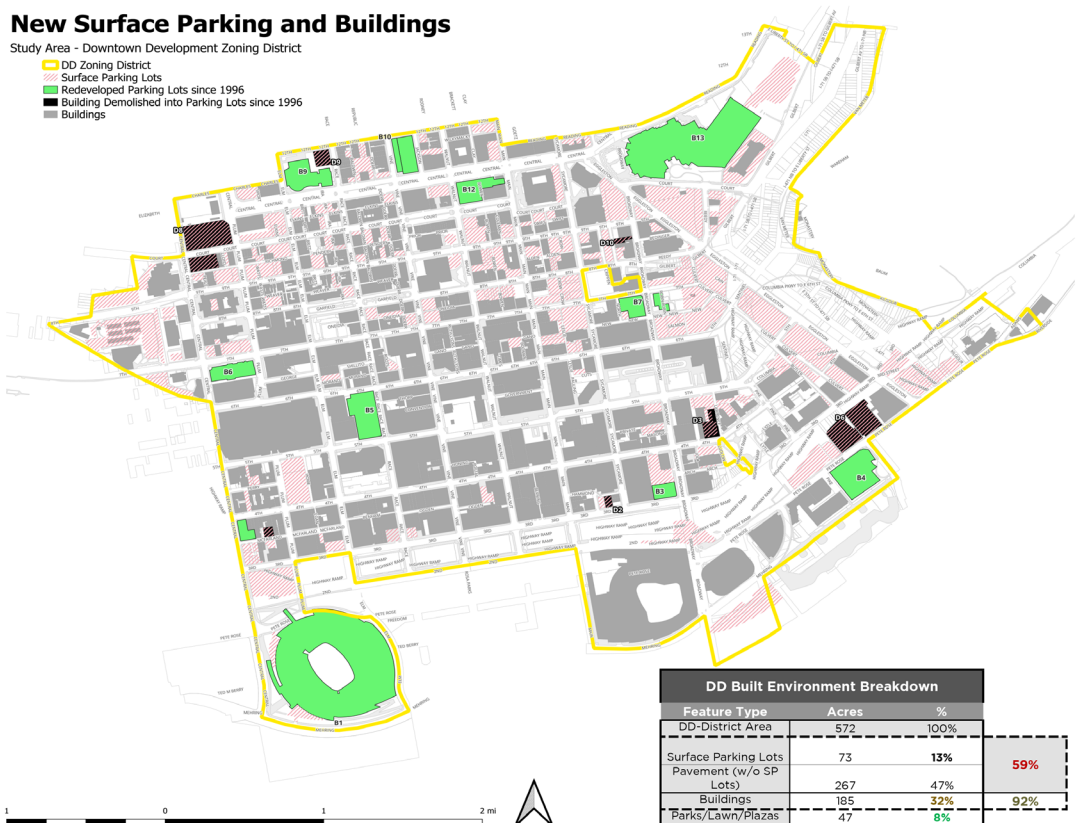
Over the last 26 years, there have been few buildings demolished or surface parking lots redeveloped:

- 10 new surface parking lots (black)
- 13 new buildings (green)

### New Surface Parking and Buildings

Study Area - Downtown Development Zoning District

- DD Zoning District
- Surface Parking Lots
- Redeveloped Parking Lots since 1996
- Building Demolished into Parking Lots since 1996
- Buildings



# 2-COMMUNITY ENGAGEMENT

## INITIAL PUBLIC MEETING

An initial public input meeting was held on August 8, 2023. Notice was sent to all property owners within the DD zoning district with 14 members of the public in attendance. The presentation included a review of the proposed text amendment submitted by Council Member Mark Jeffreys, existing conditions information, and a survey capturing feedback of the participants.

Participants were given a series of polls to find out what was important to them to live, work, and play downtown and how parking affects this. They were also given a visual preference survey of various parking lot design elements.

Participants felt the downtown was generally a use-balanced, culturally-rich, and pedestrian-oriented, but that it still had many deadzones.

Users like to spend their time downtown in activated spaces with many amenities that tend to be dense and walkable. When asked what would make them spend more time, they said more amenities, better transit, active frontages, pedestrian activity, safe biking and walking, and free parking.

Participants main concerns with restricting parking lots were it being harder to find parking, fewer visitors patronizing downtown businesses, and reducing development. However, participants saw potential benefits of allowing for a higher and better use, especially for much needed housing, and creating more vibrant, pedestrian-oriented spaces.

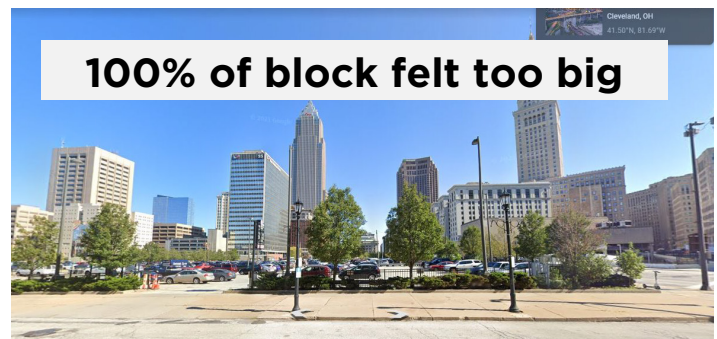
### What are user concerns with restricting surface parking lots?

- Several had no concerns
- harder to find parking
- less patronage to from downtown visitors
- could be harmful to development
- still need ADA spots

### What are the benefits of restricting surface parking lots?

- Most users felt it could allow for a higher and better use, especially for much needed housing, retail, tax revenue, and beautiful public spaces
- Better walkability, vibrancy, and slower traffic

### What are users' preferred design and landscaping elements?



### What are user priorities when parking downtown?

1. Safety getting to and from destination
2. Pleasant walk
3. Proximity
4. Cost

Most participants walked, rode public transit, or drove. A majority of participants polled would walk an average of 10 minutes from parking.



# 3-PUBLIC IMPACTS

## ENVIRONMENTAL IMPACTS

The Office of Environment and Sustainability produced a report on December 14, 2022 on the Environmental Impacts of Surface Parking Lots, which found four negative impacts:

### Stormwater Runoff

The impermeable materials of surface parking lots prevent water from permeating into the soil and contribute to a higher burden on our sewer system, increase flooding and soil erosion, and carry pollutants into the Ohio river watershed.

### Urban Heat Island Effect

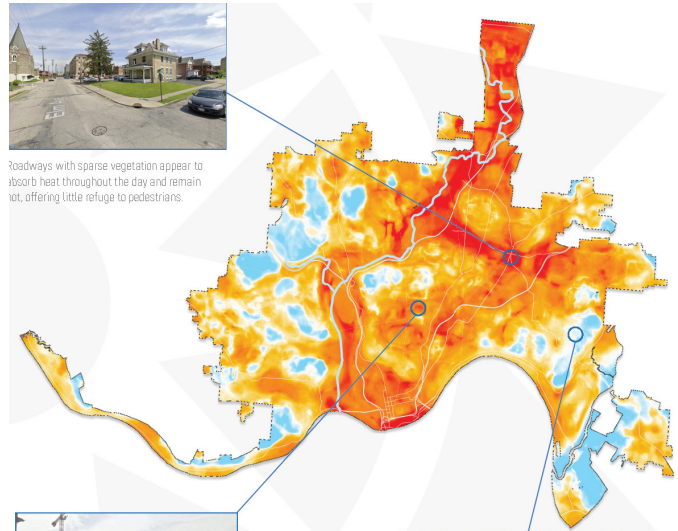
The high-contrast asphalt surfaces of parking lots creates hotter surface and air temperatures. Cincinnati's urban heat island effect was quantified in the 2021 Climate Equity Indicators Report which showed the highest temperatures in areas with low tree canopy and high percentage of impermeable surfaces, which is expected to increase in future years. The DD zoning district heat maps show hotter temperatures than other parts of the city.

### Air Quality Issues

Asphalt breakdown and releases aerosols when exposed to extreme heat and radiation. These aerosols contribute to pollutants that create unhealthy air quality and are hazardous to human health. These pollutants are comparable to vehicle emission levels.

## PEDESTRIAN IMPACTS

Surface parking lots create expanses of inactivity and emptiness that discourage pedestrians from activating the space. When there are large expanses of surface parking the effect is a pedestrian and activity dead zone.

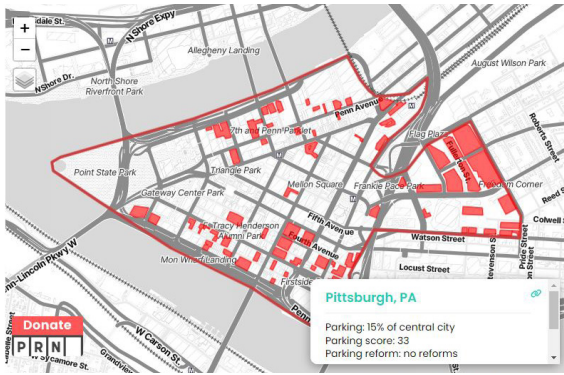


### Enabling Automobile-Oriented Lifestyle Choices

Emissions from transportation now account for 30% of greenhouse gas pollution, driven by single-passenger vehicles. Parking availability has been shown to influence transportation decisions and increase car-ownership, driving frequency, and decrease in public transit use.



# 4-PEER CITY CODE REVIEW



**Pittsburgh, PA** | 2.3 million MSA population

Surface Parking Regulations

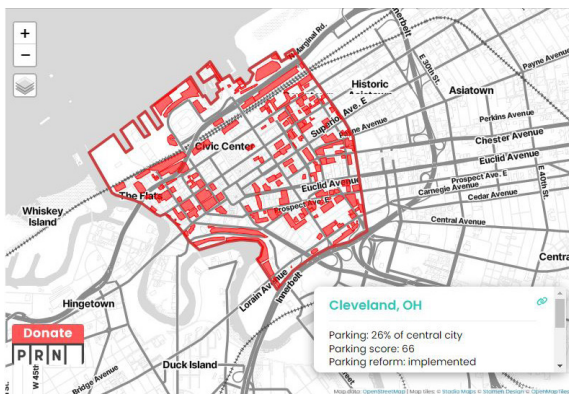
- Commercial parking banned (since 1998)
- Accessory parking allowed

Design and Landscaping Standards

- More robust bike parking spaces

Staff Assessment and Comments

- Haven't seen a negative impact on development. Noted development will almost always need subsidy regardless.



**Cleveland, OH** | 2.08 million MSA population

Surface Parking Regulations:

- No new surface parking allowed by-right;
- 1 year for temporary approval, only with approved building plans
- one-year renewal application, otherwise converted to open space
- Accessory parking allowed, limited to 120% current use standards.

Design and Landscaping Standards

- no standards.



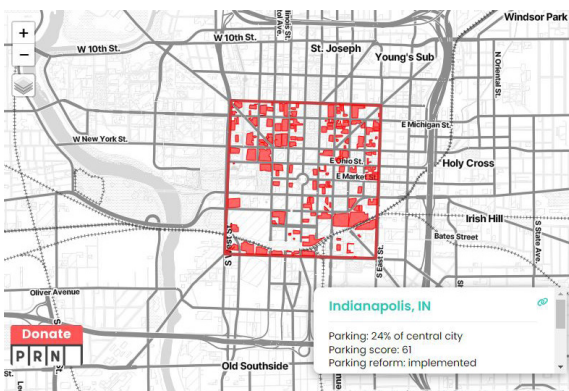
**Lexington, KY** | 0.52 million MSA population

Surface Parking Regulations

- Primary use permitted in small core area, accessory allowed surrounding core

Design and Landscaping Standards

- 8' plant buffer, 10% area for interior landscaping, 30% tree canopy
- max distance between islands, required at end of rows, every other row continuous interior landscaped area, min. top soil depth
- Bike parking required where parking provided (1:10 bike:car spaces)



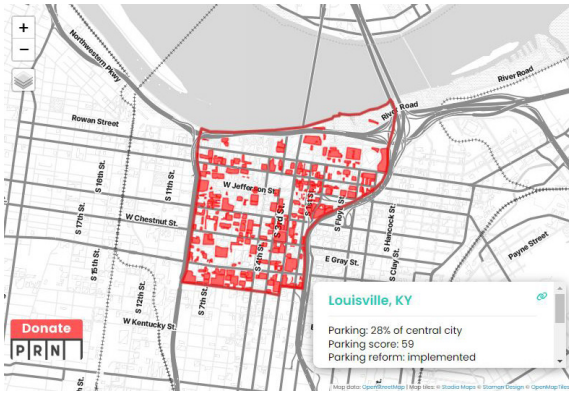
**Indianapolis, IN** | 2.08 million MSA population

Surface Parking Regulations

- prohibited in two small core areas, otherwise, limited to 2 acres
- Entrances located at least 75' from nearest intersection
- Accessory lots must be within 500ft of property

Landscaping requirements:

- 6' buffer, 1 tree + 3 shrubs/25-35' street frontage
- For 15+ spaces:
  - 6-9% of internal vehicle area, dispersed throughout
  - 1 tree/180sq. ft. internal landscaped area
  - reductions in space for more environmentally friendly landscaping methods



## Louisville, KY | 1.4 million MSA population

### Surface Parking Regulations

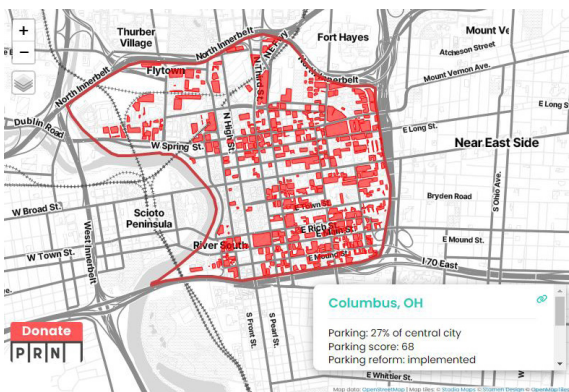
- Parking lots allowed.
- Downtown Development Overlay District (DDOD), with design review committee

### Design and Landscaping Standards

- Encourage a strong street wall through plant buffering or screening
- 3 feet high, encourage public art
- Outside of Overlay
  - Up to 15% of spots can be compact cars spots
  - Option to substitute 5% of spaces for bike parking
  - Street trees required along all streets
  - Required landscaped/spaces: 10-19 : 2.5% | 20-99: 5% | 100+: 7%
  - 8'x8' minimum island area | 20' maximum distance between islands

### Staff Assessment and Comments

- Development still happening



## Columbus, OH | 2.15 million MSA population

### Surface Parking Regulations

- Central Core subdistrict:
  - garages and accessory allowed within 1,320 ft
- Periphery Areas subdistrict:
  - All other forms of parking allowed

### Design and Landscaping Standards

- Interior landscaping required if 10+ spaces
- 1 tree/10 parking spaces in landscaped islands or peninsulas dispersed throughout interior
- 4' heavily landscaped and screened residential buffer required

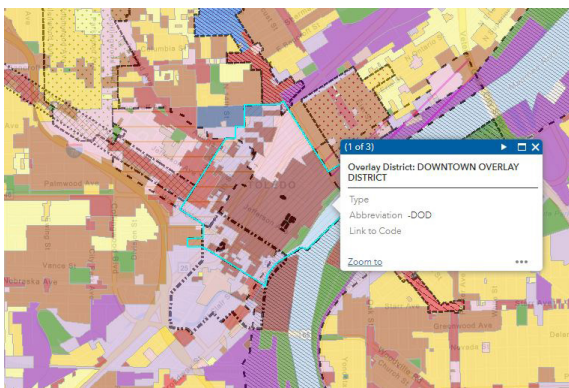
## Toledo, OH | 0.65 million MSA population

### Surface Parking Regulations

- Created very robust design guidelines, however lack of enforcement.
- Existing lots must comply within 1 year or use permit is denied

### Design and Landscaping Standards

- High quality fencing guidelines
- Lighting and landscaping encouraged



# 5-PLAN CONSISTENCY

## PLAN CINCINNATI (2012)

### Live Goal 2: Create a more livable community.

The physical space of a community should help us live healthy, engaged, and positive lives. Driving is becoming more expensive and less desirable, and individuals and families want walkable neighborhoods that encourage interaction. We will adapt our neighborhoods to respond to these growing trends.

#### Our Strategies

Become more walkable.

Support and stabilize our neighborhoods.



Walkable public places allow social interactions

### Sustain Goal 1: Become a healthier Cincinnati.

The good physical health of our residents encourages future growth by creating relationships and developing a greater quality of life. Cincinnati seeks to develop a culture of health embodied by thriving residents, not merely by absence of disease.

#### Our Strategies

Create a healthy environment and reduce energy consumption.

Decrease mortality and chronic and acute diseases.



### Connect Goal 1: Develop an efficient multi-modal transportation system that supports neighborhood livability.

Linking people and places, true connectivity provides people with multiple transportation options. Multi-modal transportation options are vital to link people to employment, goods, services, and recreation. The design of the transportation system will complement and support both the built environment and its users.

#### Our Strategies

Expand options for non-automotive travel.

Plan, design and implement a safe and sustainable transportation system.



SORTA andTANK provide comprehensive bus services throughout the region

## GREEN CINCINNATI PLAN (2023)

### Mobility Focus Area

- Embrace zoning reform that increases density near transit, reduces or eliminates parking requirements across the City, and minimizes the use of surface parking lots. (p. 120-121)
- Increase the use of zero-emission vehicles in the City to 25% by 2030. (p. 117)

### Natural Environment Focus Area

- Improve air quality so that Air Quality Index “Healthy Days” are increased by 30% by 2028 (p. 128)
- Increase use of green infrastructure to mitigate the effects of stormwater, sewer overflows, overland flooding, and contaminated stormwater in waterways (p. 133)

### Resilience and Climate Adaptation Focus Area

- Reduce extreme heat, overland flooding, landslides, and water-pollution vulnerabilities by incentivizing, improving and increasing green infrastructure and other mitigating methods. (p. 141)
  - Use heat reflective materials when appropriate (roads, parking surfaces, roofs, etc.) (p. 141)



Green Cincinnati Plan  2023



## CINCINNATI 2000 PLAN (1986)

- “pedestrian movement must be preserved” and “measures must be taken to ensure access to and improve mobility within the CBD and takes care to prevent parking needs and street traffic from destroying the ambience of the downtown” (p. 5)
- “increase in the downtown living with emphasis on attractive and distinctive residential neighborhoods,” and for “the increased use of trees, sidewalk pavement treatments, lighting and street fixtures to make the downtown area more attractive and interesting” (p. 1)

# 6-RECOMMENDATIONS

**RECOMMENDATION #1: PROHIBIT NEW SURFACE PARKING LOTS IN ALL PARKING SUBDISTRICTS**

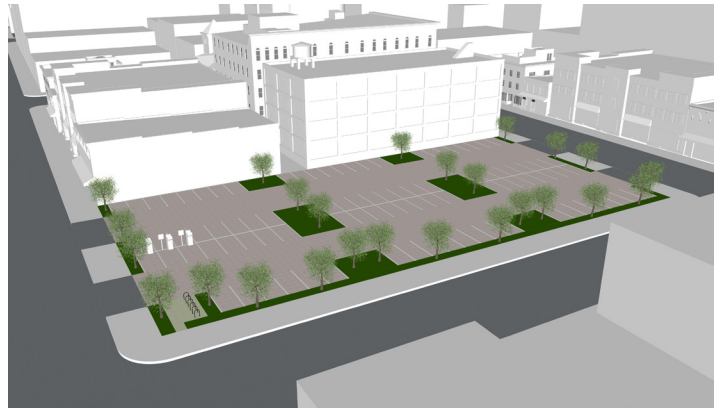
**RECOMMENDATION #2: ALLOW TEMPORARY SURFACE PARKING IN PARKING SUBDISTRICTS Y AND Z FOR UP TO 5 YEARS, WITH POSSIBLE 2-YEAR EXTENSION.**

**RECOMMENDATION # 3: ADD LANDSCAPING AND DESIGN REQUIREMENTS FOR INTERIM LOTS.**

**Current Code**



**Proposed Code Changes**



Regulation Category	Current Code	Proposed Change	Rationale
<b>TREES</b>	1 tree/10 parking spaces	1 tree/4 parking spaces	City Form-Based Code alignment
<b>BUFFERS</b>	3' perimeter buffer	5' buffer along street edge	peer city research
<b>IF LARGER THAN 0.25 ACRES:</b>			
<b>INTERIOR BUFFERS</b>	None	must be broken down into smaller parking areas with 15' planted landscape areas between them	Form-Based Code alignment
<b>BIKE PARKING</b>	None	1 bike parking spot/20 car spaces	current parking garage code requirement
<b>EV CHARGING</b>	None	2 percent requirement (1 out of 50 spaces), 5 percent of spaces are EV charger ready (including installed EV spaces)	City Ordinance (89-2017), peer city research
<b>SURFACING/PAVING</b>	Asphalt, concrete, interlocking masonry paver, or open honeycomb paving blocks	Heat reflective materials OR permeable pavers required	public impacts analysis, OES pilot at LeBlonde Rec

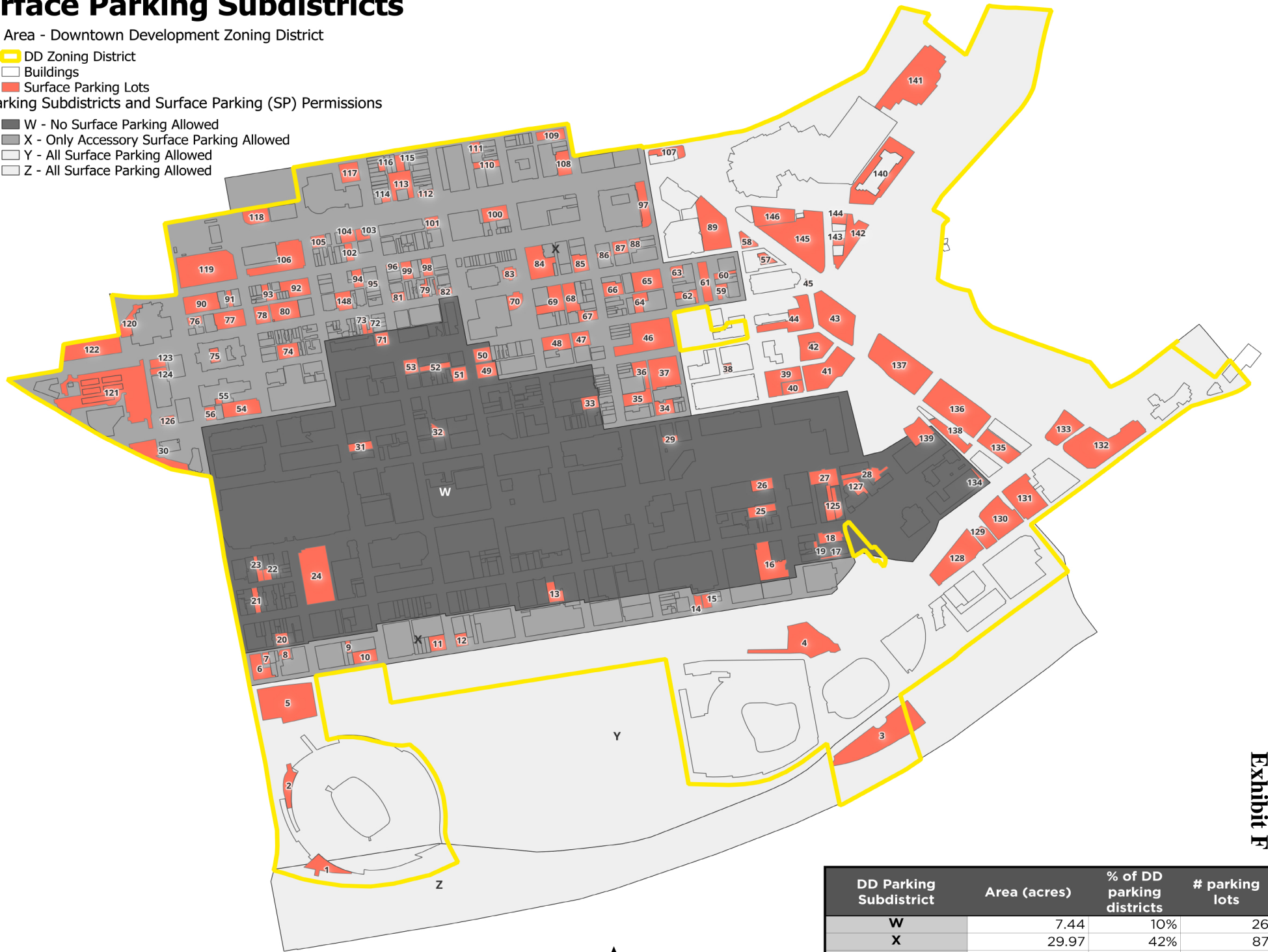
# Surface Parking Subdistricts

Study Area - Downtown Development Zoning District

- DD Zoning District
- Buildings
- Surface Parking Lots

DD Parking Subdistricts and Surface Parking (SP) Permissions

- W - No Surface Parking Allowed
- X - Only Accessory Surface Parking Allowed
- Y - All Surface Parking Allowed
- Z - All Surface Parking Allowed



DD Parking Subdistrict	Area (acres)	% of DD parking districts	# parking lots
W	7.44	10%	26
X	29.97	42%	87
Y	31.36	44%	33
Z	2.70	4%	2
<b>Total</b>	<b>71.47</b>		<b>148</b>

Downtown Cincinnati Commuter Parking Availability

Updated 02/15/2023 - INFORMATION SUBJECT TO CHANGE

Lot/ Garage	Address	Total No. Spaces	Available Spaces	Monthly Price	Daily Parking	Company	Phone number
110 W 3rd St	110 W 3rd Street	40	0	\$165.00	yes	SP+ Parking	(513) 345-4452
125 Court St Garage	124 E 9th St.	162	50	\$130.00	yes	LAZ Parking	(513) 381-0767
12th & Vine Lot	1201 Vine Street	56	0	N/A	yes	3CDC	(513) 621-4400
1400 Vine Lot	1400 Vine St.	95	0	\$115.00	yes	3CDC	(513) 621-4400
309 Vine Street Garage (#759)	18 West 3rd Street	350	25	\$190.00	yes	Allpro Parking	(513) 621-0799
312 Elm Street Garage	312 Elm Street	980	100	\$150.00	yes	LAZ Parking	(513) 570-6290
318 East 8th Street	318 East Eighth Street	20	0	\$160.00	no	East 8th Parking LLC	(513) 399-7950
321 Race Street Garage	321 Race Street	380	200	\$135.00	yes	SP+ Parking	(513) 381-3648
326 East 8th Street	326 E. Eighth Street	14	0	\$160.00	no	East 8th Parking LLC	(513) 399-7950
3rd & Main	150 E. Third St.	200	0	\$240.00	yes	LAZ Parking	(513) 381-0767
444 West Third Street (Lot 777)	444 W. Third St.	135	25	\$85.00	yes	Allpro Parking	(513) 621-0799
4th & Race Garage	NW Corner of Fourth & Race Streets	584	80	\$165.00	yes	3CDC	(513) 621-4400
537 Lot	537 E. Pete Rose Way	188	10	\$60.00	game days only	Tri State Parking	(859) 291-7275
5th and Race Garage (84.51')	NW corner Fifth and Race Streets	1100	0	\$195.00	yes	3CDC	(513) 621-4400
655 Plum Street (Pure Romance) Garage	655 Plum Street	615	150	\$95.00	no		
705 Sycamore St Lot	705 Sycamore St.	221	50	\$175.00	yes	LAZ Parking	(513) 381-0767
8th & Sycamore Garage	Sycamore between Seventh & Eighth St.	500	50	\$165.00	yes	3CDC	(513) 621-4400
925 Sycamore St Lot	925 Sycamore St.	64	0	\$165.00	yes	LAZ Parking	(513) 381-0767
9th Street Lot (See Note 3)	314 East Ninth Street	29	1	\$160.00	no	East 8th Parking LLC	(513) 399-7950
A & D Parkhaus Garage	1123 Sycamore	690	50	\$125.00	yes		
Ann Lot	123 East 9th Street	69	0	\$175.00	yes	SP+ Parking	(513) 518-8911
Blue Chip Parking	109-120 West Court	60	1	\$85.00	yes	Blue Chip Parking	(513) 769-2700
Blue Chip Parking Lower	20 W. Court Street	30	1	\$125.00	no	Blue Chip Parking	(513) 769-2700
Broadway Lot	295 Broadway Street	127	0	-	yes	SP+ Parking	(513) 946-8102
CAS Lot (#765)	830 Main Street	54	3	\$150.00	yes	Allpro Parking	(513) 621-0799
Center at 600 Vine	600 Vine Street	448	0	\$185.00	yes	SP+ Parking	(513) 345-4452
Columbia Plaza Garage (250 E. Fifth St.)	250 E. Fifth Street	494	0	\$185.00	yes	SP+ Parking	(513) 345-4452
Convention Center Garage	605 Plum Street	890	600	\$115.00	yes	SP+ Parking	(513) 357-4460
Court and Walnut Garage	119 E. Central Parkway	560	100	\$150.00	yes	3CDC	(513) 621-4400
Durry Lot (771)	NE Corner of 3rd and Race St.	25	0	\$150.00	yes	Allpro Parking	(513) 621-0799
East Garage	443 E. Pete Rose Way	1185	150	\$110.00	yes	SP+ Parking	(513) 946-8102
Eggleston Garage	Fourth & Eggleston	235	150	\$85.00	yes	Eggleston Garage	(513) 421-1115
Eggleston Lot SE	Eggleston, between 4th & 5th	184	150	\$80.00	yes	Tri State Parking	(859) 291-7275
Enquirer Building	312 Elm Street	1,000	60	\$150.00	yes	LAZ Parking	(513) 369-0880
Fountain Place (under Macy's Building)	505 Race Street	169	5	\$220.00	yes	3CDC	(513) 621-4400
Fountain Square North	under Fountain Square	604	60	\$220.00	yes	3CDC	(513) 621-4400
Fountain Square South	416 Vine under Westin Hotel Cincinnati	408	0	\$205.00	yes	SP+ Parking	(513) 381-3648
Fourth and Main Garage	430 Main Street	1236	0	\$210.00	yes	ABM Parking Services	(513) 381-6840
Garfield Garage	Ninth & Garfield Streets	549	0	\$120.00	yes	Allpro Parking	(513) 621-0799
Gramercy Garage (767)	710 Elm Street	412	10	\$120.00	yes	Allpro Parking	(513) 621-0799
Groton Lot (778)	35 W. Garfield Place	30	0	\$120.00	yes	Allpro Parking	(513) 621-0799
Hard Rock Casino Garage	1000 Broadway St.	300	0	\$50.00	yes	Hard Rock Casino	(513) 250-3108
Hard Rock Casino Lot	1000 Broadway St.	318	0	\$40.00	no	Hard Rock Casino	(513) 250-3108
John Street (Lot 775)	325 John Street	208	120	\$40.00	yes	Allpro Parking	(513) 621-0799
Keene's Olympic Garage (See Note 2)	7th b/t Main & Walnut Streets	400	150	\$170.00	yes	Keen Investment Inc.	(859) 486-7220
Kenton Co. Park & Ride	220 Madison Avenue	1600	500	\$75.00	yes	ABM Parking Services	(513) 929-9200
L&N Loop (Lot #753)	East Pete Rose Way across from Purple P	164	25	\$90.00	yes	Allpro Parking	(513) 621-0799
Legal Aid	215 E. Ninth Street	63	0	\$145.00	yes	Allpro Parking	(513) 621-0799
Liberty Street Lot	Race & Liberty St.	50	0	\$75.00	yes	3CDC	(513) 621-4400
Longworth Hall	700 W. Pete Rose Way	1000	300	\$30.00	no	Longworth Hall	(513) 721-6000
Lot #1623	121 E. Eighth Street	54	0	\$170.00	yes	ABM Parking Services	(513) 929-9200
Lot #1634	209 E. Seventh Street	30	0	\$170.00	yes	ABM Parking Services	(513) 929-9200
Lot #1639	9th Street and Race	26	9	\$95.00	yes	Broadway Parking	(513) 241-6748
Lot #1645	209 E. Court Street	44	0	\$125.00	yes		
Lot #1647	Court and Walnut	61	0	Call for Rates	yes	Park Cincy	(513) 872-2018
Lot #1648 - 580 Building	580 Walnut Street	450	0	\$220.00	yes	SP+ Parking	(513) 721-5528
Lot #1649	8th & Walnut	84	Call for Availability	Call for Rates	yes	Park Cincy	(513) 872-2018
Lot #1650	NW Corner Race & Garfield	28	5	Call for Rates	yes	Park Cincy	(513) 872-2018
Lot #1656	9th & Walnut (NE Corner)	78	Call for Availability	Call for Rates	yes	Park Cincy	(513) 872-2018
Lot #1815	224 W. Ninth Street	100	5	\$75.00	yes		
Lot A	Third and Plum Street	237	100	\$100.00	no	SP+ Parking	(513) 946-8102
Lot B	Pete Rose Way	364	100	\$110.00	yes	SP+ Parking	(513) 946-8102
Lot BH	601 East Pete Rose Way	225	0	\$60.00	game days only	Tri State Parking	(859) 291-7275
Lot D	Between Suspension Bridge & PBS	160	100	\$100.00	yes	SP+ Parking	(513) 946-8102
Lot E	Mehring Way @ PBS	391	100	\$60.00	yes	SP+ Parking	(513) 946-8102
Mabley Place	42 West Fourth Street	680	Call for Availability	\$200.00	yes	SP+ Parking	(513) 721-5528
Macy's Garage #1 (Corporate)	7 W. Seventh Street	785	300	\$185.00	yes	Park Place Parking	(513) 381-2179
Macy's Garage #2	222 W. Seventh Street	1525	500	\$100.00	yes	Park Place Parking	(513) 381-2179
Mercer Commons	5 Mercer Street	340	5	\$120.00	yes	3CDC	(513) 621-4400
Music Hall	1239 Elm Street	106	5	\$175.00	yes	SP+ Parking	(513) 518-8911
Parkway Lot	Central Parkway & Main	47	5	\$175.00	yes	SP+ Parking	(513) 518-8911
Paul Brown - Paycor	Paycor Stadium	238	100	\$120.00	no	SP+ Parking	(513) 946-8102
PCA Lot #1	219 West Court St.	97	0	\$80.00	yes	Park Place Parking	(513) 381-2179

PCA Lot #10	419 East Court Street	335	50	\$110.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #16	7th & Plum Street	97	0	\$90.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #19	908 Plum Street	44	0	\$80.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #2	NW Corner Ninth & Main	55	0	\$135.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #20	327 West Court Street	89	45	\$80.00	no	Park Place Parking	(513) 381-2179
PCA Lot #21	1001 Plum St.	278	0	\$80.00	no	Park Place Parking	(513) 381-2179
PCA Lot #22	Central Parkway & Charles	66	0	\$80.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #3	1014 Elm Street	31	0	\$80.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #31	5th & Eggleston	226	0	\$100.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #33 (Knock Lot #33)	659 West Third St.	268	200	\$30.00	yes	Park Place Parking	(513) 381-2179
PCA Lot #35	325 John St.	50	20	\$40.00	yes	Park Place Parking	(513) 381-2179
Queen City Square Garage	340 Sycamore Street	2292	500	\$230.00	yes	ABM Parking Services	(513) 361-4019
Sawyer Point/Bicentennial Commons	801 E. Pete Rose Way	400	125	\$55.00	yes	Cincinnati Park Board	(513) 352-6182
Scripps Center Garage	312 Walnut St.	590	25	\$175.00	yes	LAZ Parking	(513) 381-0767
Sixth & Elm Garage	609 Elm Street	680	480	\$120.00	yes	SP+ Parking	(513) 357-4460
St. Xavier - PCA Lot #04	7th & Sycamore	150	0	\$155.00	yes	Park Place Parking	(513) 381-2179
T-Bone	8th & Vine	39	0	\$175.00	yes	SP+ Parking	(513) 518-8911
The Banks Garage	99 E. Second Street	4097	400	\$155.00	yes	SP+ Parking	(513) 946-8102
The Broadway at 7th Garage	351 E. Seventh Street	623	25	\$155.00	yes	Allpro Parking	(513) 621-0799
The Dock Parking	603 West Pete Rose Way & Smith	80	79	\$45.00	game days only	J & N Parking	(513) 919-0494
Third & Eggleston Lot	Third & Eggleston	94	60	\$55.00	game days only	Tri State Parking	(859) 291-7275
Third and Central (Lot 770)	321 Central Ave.	903	250	\$65.00	yes	Allpro Parking	(513) 621-0799
Town Center Garage	1251 Central Parkway	689	0	\$60.00	yes	Allpro Parking	(513) 621-0799
URS Garage	36 E. Seventh Street	738	185	\$185.00	yes	LAZ Parking	(513) 381-0767
Walnut Lot	1107 Walnut Street	36	0	\$165.00	yes	SP+ Parking	(513) 518-8911
Washington Park Garage	1230 Elm Street	450	40	\$125.00	yes	3CDC	(513) 621-4400
Wessel Lot	616 Main	43	0	\$170.00	yes	SP+ Parking	(513) 518-8911
West Central/McFarland	300 Central Ave.	71	10	\$85.00	yes	Allpro Parking	(513) 621-0799
Whex Garage	212 West Fourth Street	753	500	\$145.00	yes	SP+ Parking	(513) 357-4460
Ziegler Park Garage	1322 Sycamore St.	450	70	\$120.00	yes	3CDC	(513) 621-4400

**TOTAL:** **40,162.00** **7,574.00**

**AVERAGE PRICE PER SPACE BASED ON ALL SPACES:** \$126.63

Note 1: Lots with zero available spaces may have a waiting list, contact the lot operator for more information.

Note 2: Keene's Olympic Garage offers vehical storage for \$125 per month.

Note 3: 9th Street Lot has no overnight/event parking available.

#### Downtown Parking Shuttles:






**Riverfront Parking Shuttle (#85):** Operated by Metro, Monday-Friday, 5:45am - 7:45pm. Serving Broadway, Central Ave., Fourth Street, Mehring Way, Pete Rose Way, and Rose Street Fare is \$0.50. (513) 621-4455 or <http://www.go-metro.com/riverfront.html>

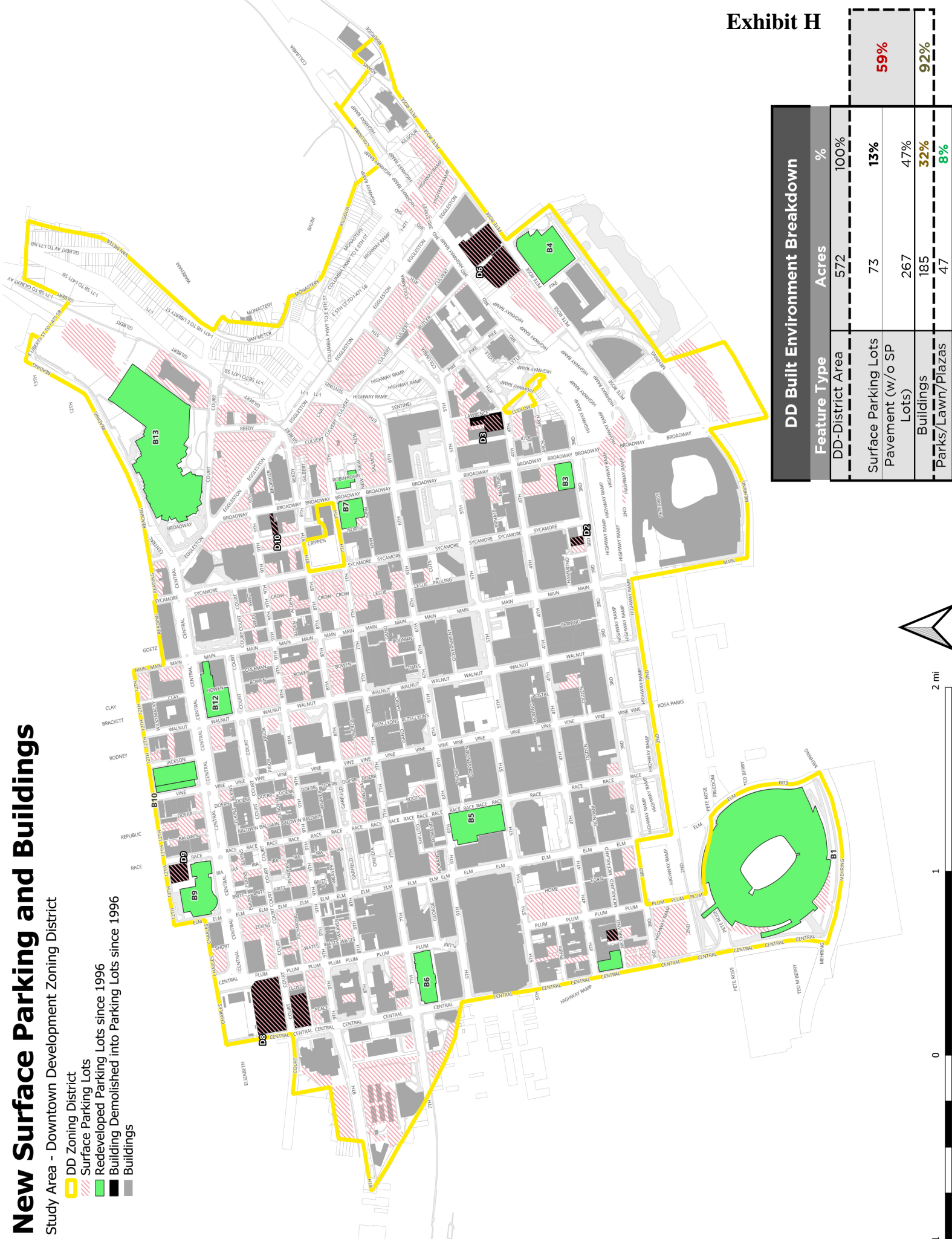
**Southbank Shuttle Trolley:** Operated by Tank Bus, Monday-Friday. Check listing for times. Serving major destinations in Cincinnati, Newport and Covington. (859) 331-8265 or [www.tankbus.org](http://www.tankbus.org).



# New Surface Parking and Buildings

Study Area - Downtown Development Zoning District

-  DD Zoning District
-  Surface Parking Lots
-  Redeveloped Parking Lots since 1996
-  Building Demolished into Parking Lots since 1996
-  Buildings



DD Built Environment Breakdown		
Feature Type	Acres	%
DD-District Area	572	100%
Surface Parking Lots	73	13%
Pavement (w/o SP Lots)	267	47%
Buildings	185	32%
Parks/Lawn/Plazas	47	8%
		<b>59%</b>
		<b>92%</b>

December 14, 2022

To: Mayor and Members of City Council

From: Sheryl M.M. Long, City Manager

**202202205**Subject: Environmental Impacts of Surface Parking Lots

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### Reference Document #202201801

The City Council, at its session on September 21, 2022, referred to the following item for review and report:

MOTION, submitted by Councilmembers Jeffreys and Owens, WE MOVE that, the Administration report back to Council within sixty (60) days on the environmental impacts of surface parking lots, which may include but is not limited to; their relation to urban heat islands, stormwater management, materials/construction, and vehicle emissions. Administration may consider soliciting feedback from the Office of Environment and Sustainability, Greater Cincinnati Water Works, the Department of Transportation and Engineering, and any other agency with relevant expertise

#### Summary

Surface parking lots can create a variety of environmental impacts including effects to (1) stormwater management, (2) increased urban heat island effect, (3) increased air pollution, and (4) enabling automobile-oriented lifestyle choices. The paved materials used for surface parking lots are generally comprised of black asphalt which is a high-contrast impermeable surface shown to decompose into complex mixtures of organic compounds when exposed to extreme heat and solar radiation.<sup>1</sup> These paved areas are a contrast to permeable surfaces such as gravel lots, greenspaces, or forested areas.

#### I. Stormwater Runoff

The impermeable materials of surface parking lots prevent permeation of water into the soil and groundwater supply during rain events. This can cause an overwhelming amount of water to collect on streets, streams, and ultimately enter the combined sewer leading to damaging floods and combined sewer overflows.<sup>2</sup> The high volume and velocity of water on these impermeable surfaces can also contribute to overland flooding, soil erosion, and landslides on hillsides. The movement of surface water also increases the delivery of pollutants from these surfaces into the environment - and ultimately the Ohio river watershed - through storm sewers and combined sewer overflows.<sup>3</sup> These effects on stormwater management are exacerbated by large rain events, increasing in frequency in recent years.<sup>4</sup>

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<sup>1</sup> <https://news.yale.edu/2020/09/02/asphalt-adds-air-pollution-especially-hot-sunny-days>

<sup>2</sup> <https://www.epa.gov/caddis-vol2/urbanization-stormwater-runoff>

<sup>3</sup> <https://www.epa.gov/caddis-vol2/urbanization-stormwater-runoff>

<sup>4</sup> [https://www.cincinnati-oh.gov/sites/oes/assets/File/2018%20Green%20Cincinnati%20Plan\(1\).pdf](https://www.cincinnati-oh.gov/sites/oes/assets/File/2018%20Green%20Cincinnati%20Plan(1).pdf)

## **II. Urban Heat Island Effect**

The high-contrast asphalt surfaces of surface parking lots can increase the urban heat island by absorbing heat and radiating, creating hotter surfaces and air temperatures.<sup>5</sup> The urban heat island effect was quantified across city neighborhoods in the 2021 Climate Equity Indicators Report which shows the highest effects are in areas with low tree canopy coverage and high percentage of impermeable surfaces - including paved surface parking lots. Neighborhoods with high percentages of paved surfaces were 12 degrees F hotter than in neighborhoods with lower percentages of paved surfaces.<sup>6</sup> The urban heat island effect contributes to increased heat-related injuries and deaths, increased energy costs, and increased air pollution levels.<sup>7</sup> Heat waves are increasing in frequency and duration across the United States.<sup>8</sup> This trend suggests that the urban heat island effect will increase in areas with large percentages of impermeable surfaces in future years.

## **III. Air Quality Issues**

The exposure of asphalt to extreme heat and solar radiation has shown a decomposition of the material into complex mixtures of organic materials including secondary organic aerosols. These materials contribute to PM2.5 air pollutants and are hazardous to human health and contribute to unhealthy air quality.<sup>9</sup> Hot temperatures and sunlight in areas with high percentages of asphalt, such as paved surface lots, can contribute to poor air quality. The potential secondary organic aerosols formed from the decomposition of asphalt is comparable to the level from vehicle emissions and is an important non-combustion source of emissions.<sup>10</sup>

## **IV. Enabling Automobile-Oriented Lifestyle Choices**

In Cincinnati, emissions from transportation now account for more than 30% of greenhouse gas pollution, driven by use of single-passenger vehicles. The use of urban land for surface parking contributes to car-oriented culture, lifestyle, and urban design. Parking availability has been shown to influence transportation decisions. Increases in parking options have led to increases in car-ownership, increases in driving frequency, and decreases in public transit use.<sup>11</sup>

cc: Oliver Kroner, Director of the Office of Environment and Sustainability

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<sup>5</sup> [https://www.cincinnati-oh.gov/sites/oes/assets/File/Summary\\_Report\\_Heat\\_Watch\\_Cincinnati.pdf](https://www.cincinnati-oh.gov/sites/oes/assets/File/Summary_Report_Heat_Watch_Cincinnati.pdf)

<sup>6</sup> [https://www.cincinnati-oh.gov/sites/oes/assets/File/Climate%20Equity%20Indicators%20Report\\_2021.pdf](https://www.cincinnati-oh.gov/sites/oes/assets/File/Climate%20Equity%20Indicators%20Report_2021.pdf)

<sup>7</sup> <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>

<sup>8</sup> <https://www.epa.gov/climate-indicators/climate-change-indicators-heat-waves>

<sup>9</sup> <https://news.yale.edu/2020/09/02/asphalt-adds-air-pollution-especially-hot-sunny-days>

<sup>10</sup> <https://news.yale.edu/2020/09/02/asphalt-adds-air-pollution-especially-hot-sunny-days>

<sup>11</sup> [https://people.ucsc.edu/~jwest1/articles/MillardBall\\_West\\_Rezaei\\_Desai\\_SFBMR\\_UrbanStudies.pdf](https://people.ucsc.edu/~jwest1/articles/MillardBall_West_Rezaei_Desai_SFBMR_UrbanStudies.pdf)

McKenzie Kugler

9214 Deercross Parkway, Apt 1B

Blue Ash, OH 45236

United States

(513) 607-2606

mckenzie.kugler@gmail.com

Date of Submission: Fri, 06/02/2023 - 06:11

**Submission Letter:**

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

tim crank

27 e court st apt 2

cincinnati, OH 45202  
United States

(513) 426-6748

tmcrank@hotmail.com

Date of Submission: Thu, 06/01/2023 - 21:41

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

CHELSEA DAVIS

51 E Clifton Ave

Cincinnati, OH 45202  
United States

(513) 237-6173

chelseadanielledavis@gmail.com

Date of Submission: Thu, 06/01/2023 - 14:50

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Ashley Herbert

6333 Gallaher Court

Loveland, OH 45140  
United States

(513) 646-3592

arbrock90@gmail.com

Date of Submission: Thu, 06/01/2023 - 11:57

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Penelope Orr

8306 Mayfair St

Cincinnati, OH 45216-1023

United States

(513) 602-9093

penelope.a.orr@gmail.com

Date of Submission: Wed, 05/31/2023 - 15:06

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Michael Warden

1516 Ambrose Avenue

Cincinnati, OH 45224  
United States

(513) 633-8949

mr.mike.warden@gmail.com

Date of Submission: Wed, 05/31/2023 - 13:41

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Matthew Corbett

917 Rogers Place

Cincinnati, OH 45206  
United States

(512) 673-7861

mattcorb419@gmail.com

Date of Submission: Wed, 05/31/2023 - 11:44

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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KIMBERLY BRYAN

4258 Carlin Street

Cincinnati, OH 45223  
United States

(513) 332-6860

KIMBERLYVBRYAN@GMAIL.COM

Date of Submission: Wed, 05/31/2023 - 10:54

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Deanna Hillard

6723 Lebanon Street

Cincinnati, OH 45216  
United States

(513) 372-4980

deannahillard@gmail.com

Date of Submission: Wed, 05/31/2023 - 09:28

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Andrew Bernier

3354 Orion Avenue

Cincinnati, OH 45213  
United States

(607) 229-0269

andrew.n.bernier@gmail.com

Date of Submission: Wed, 05/31/2023 - 08:36

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Get a 2 year temporary lot built  
Go through the same process as everyone else

Jess Link

6306 Edwood Avenue

Cincinnati, OH 45224  
United States

(740) 590-5583

[jkylelink@gmail.com](mailto:jkylelink@gmail.com)

Date of Submission: Wed, 05/31/2023 - 08:22

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Michael Rice

624 Carolina St

San Francisco, CA 94107  
United States

(847) 302-3919

mrice97@yahoo.com

Date of Submission: Tue, 05/30/2023 - 09:18

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

I lived in Cincinnati for years completely car-free and saw the benefits of downtown's transformation with transport additions such as the streetcar and improved buses run by the University of Cincinnati connecting students with OTR

and downtown business districts. Public transportation connects the community in a visceral way, whereas personally owned vehicles hide people from the public, create congestion, animosity between drivers. I can almost guarantee there are more fights between car drivers than between bus passengers. Public transit is a beautiful equalizer that brings people together, and promoting the use of a personally owned car is simply a backslide. At the core of downtown & OTR's revitalization is transit. Ultimately, public transit is the future.



Audrey Crago

1330 Bursal Ave

Cincinnati, OH 45230

United States

(513) 319-0074

audrey.crago@gmail.com

Date of Submission: Mon, 05/29/2023 - 20:06

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

David Sherman

819 Dayton St.

Cincinnati, OH 45214  
United States

(813) 270-8400

dcs3939@gmail.com

Date of Submission: Mon, 05/29/2023 - 12:33

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Brenda Newberry

45 Burkey Circle

Cincinnati, OH 46218  
United States

(513) 200-9848

bnewtoday@gmsil.com

Date of Submission: Mon, 05/29/2023 - 07:07

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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All property owners downtown should be treated equally.

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Get a 2 year temporary lot built

Go through the same process as everyone else

Seth Hershey

4373 Dane Ave

Cincinnati, OH 45223-1852

United States

(513) 535-5073

seth.hershey@gmail.com

Date of Submission: Mon, 05/29/2023 - 01:27

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the same process as everyone else

Algirdas Aukstuolis

3150 Auten Avenue

Cincinnati, OH 45213

United States

(513) 609-0067

aukstuolisaj@gmail.com

Date of Submission: Sun, 05/28/2023 - 07:49

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Alan Wagner

783 Delta Ave. Apt. 9

Cincinnati, OH 45226  
United States

(513) 673-4969

awagner@usavingsbank.com

Date of Submission: Sun, 05/28/2023 - 05:24

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Emily Underwood

7838 Harrison Avenue

Cincinnati, OH 45231

United States

(765) 541-1580

emily.underwood@artacademy.edu

Date of Submission: Sat, 05/27/2023 - 21:10

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Alex Faeth

2116 Ravine St, Apt. 3

Cincinnati, OH 45214  
United States

(513) 509-3239

alex.faeth@icloud.com

Date of Submission: Sat, 05/27/2023 - 20:44

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else



Kevin Zalac

4127 Lakeman St

Cincinnati, OH 45223  
United States

(859) 757-8100

zalack1@nku.edu

Date of Submission: Sat, 05/27/2023 - 20:14

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

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Go through the same process as everyone else

Colin McQuinn

3009 Clifton Avenue

Cincinnati, OH 45220

United States

(513) 331-0782

mcquinca@mail.uc.edu

Date of Submission: Sat, 05/27/2023 - 18:52

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Barbara Didrichsen

6231 Cortelyou Ave

Cincinnati, OH 45213-1307

United States

(513) 235-5471

barbdid@gmail.com

Date of Submission: Sat, 05/27/2023 - 18:51

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Henry Brown

1754 Jester Street

Cincinnati, OH 45223  
United States

(202) 674-2102

henryb94@gmail.com

Date of Submission: Sat, 05/27/2023 - 18:19

Submission Letter:

As a concerned property owner in Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process  
Get a 2 year temporary lot built  
Go through the same process as everyone else

Gary Dangel

656 E McMillan

Cincinnati, OH 45206  
United States

(513) 751-7100

[gary@walnuthillsrf.org](mailto:gary@walnuthillsrf.org)

Date of Submission: Sat, 05/27/2023 - 17:52

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

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Dan Klco

6441 Ridge Avenue

Cincinnati, OH 45213  
United States

(937) 231-3050

Daniel.klco@gmail.com

Date of Submission: Sat, 05/27/2023 - 17:41

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Christian Weishaupt

329 Plum Street

Cincinnati, OH 45202  
United States

(509) 919-8973

coolg0092002@gmail.com

Date of Submission: Sat, 05/27/2023 - 16:54

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Eileen Crowe

3608 Duluth Avenue

Cincinnati, OH 45220

United States

(513) 526-6197

ecrowe374@yahoo.com

Date of Submission: Sat, 05/27/2023 - 16:34

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. Extend the Interim Development Control District (IDC): I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.

2. Maintain the Ban on New Surface Parking: I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.



Corinne Clark

5544 Hickory Ridge Lane

Cincinnati, OH 45239

United States

(513) 939-7651

clclementinene@gmail.com

Date of Submission: Sat, 05/27/2023 - 16:32

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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John Liechty

512 Reading Rd. , 203

Cincinnati, OH 45202  
United States

(941) 685-7840

Stagescincinnati@gmail.com

Date of Submission: Sat, 05/27/2023 - 16:31

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Michael Fry

1626 Harbeson Avenue

Cincinnati, OH 45224

United States

(513) 201-5790

michael.fry@gmail.com

Date of Submission: Sat, 05/27/2023 - 16:05

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
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Alexis Begnoche

15 Villagrande Boulevard

Fort Thomas, KY 41075

United States

(859) 468-2112

alexis.begnoche@gmail.com

Date of Submission: Sat, 05/27/2023 - 13:07

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

David Moore

10940 Appaloosa Drive

Walton, KY 41094

United States

(859) 640-6128

djm.moore@live.com

Date of Submission: Sat, 05/27/2023 - 12:08

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Bray Templeton

26 Carolina Avenue

Fort Thomas, KY 41075

United States

(859) 803-2551

braydentempleton1@gmail.com

Date of Submission: Sat, 05/27/2023 - 12:03

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Jacob Schofield

4338 Watterson Street

Cincinnati, OH 45227  
United States

(740) 525-8195

jake.scho.91@gmail.com

Date of Submission: Sat, 05/27/2023 - 11:05

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

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If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Celeste Williamz

428 Riddle Rd, Apt 3

Cincinnati, OH 45220

United States

(216) 544-5781

bonuses-0-wipes@icloud.com

Date of Submission: Sat, 05/27/2023 - 11:00

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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No more surface lots downtown! Let's keep downtown vibrant!



Karen Hughes

1826 Elm Street

Cincinnati, OH 45202

United States

(513) 505-2314

karenhughes1@me.com

Date of Submission: Sat, 05/27/2023 - 09:41

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

David Dawson

1340 Custer Ave

Cincinnati, OH 45208  
United States

(513) 236-1891

ddawson@sibcycline.com

Date of Submission: Sat, 05/27/2023 - 08:04

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Mitch Radakovich

34 E 14th St #101

Cincinnati, OH 45202

United States

(513) 889-8023

mitch@radakovichfamily.com

Date of Submission: Sat, 05/27/2023 - 07:54

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

William M. Weber

3033 Ononta ave

Cincinnati, OH 45226  
United States

(513) 403-2091

wombatmike@aol.com

Date of Submission: Sat, 05/27/2023 - 07:48

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Ted Kruessel

1739 Tuxworth Avenue

Cincinnati, OH 45238  
United States

(513) 498-0944

tkruessel@gmail.com

Date of Submission: Sat, 05/27/2023 - 07:00

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Get a 2 year temporary lot built  
Go through the same process as everyone else

Chico Converse

2816 Observatory Avenue

Cincinnati, OH 45208

United States

(513) 260-1345

chicoconverse@gmail.com

Date of Submission: Sat, 05/27/2023 - 07:00

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Rebecca Hammer

5723 Lester Road

Cincinnati, OH 45213

United States

(513) 827-0257

beckie.hammer@gmail.com

Date of Submission: Sat, 05/27/2023 - 06:12

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
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Max Chasteen

2818, Glenway Ave

Cincinnati, OH 45204

United States

(513) 203-5255

maxchasn7@gmail.com

Date of Submission: Sat, 05/27/2023 - 00:49

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Get a 2 year temporary lot built

Go through the same process as everyone else

Cincinnati has beautiful urban fabric unlike most other cities within this country. The ways we construct and preserve our city is vital to its growth and prosperity. Cincinnati is a city that should be known for its history and should be a shining example of urbanism and sustainability. Cincinnati is always said to be 9 years behind...well let's get ahead of all this! Cincinnati shouldn't be a landscape of parking lots, it should be a beautiful exemplar of how to build and preserve great American cities.



Tom Zehnder

1556 Pullan Ave

Cincinnati, OH 45223

United States

(513) 498-4524

tomzehnder@gmail.com

Date of Submission: Sat, 05/27/2023 - 00:20

Submission Letter:

Surface parking lots suck. They are a waste of space and add little value to our city. We're better than this. As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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All property owners downtown should be treated equally.

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Get a 2 year temporary lot built

Go through the same process as everyone else

David Bushong

576 Delta Ave

Cincinnati, OH 45226  
United States

(419) 989-2876

davidlbushong@gmail.com

Date of Submission: Sat, 05/27/2023 - 00:13

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, small businesses, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight, trapping heat, creates dead zones between attractions and undermine the vibrancy of our city.

Request for Action: I request you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Samuel Gray

1406 ELM ST

Cincinnati, OH 45202

United States

(513) 497-7663

ayellowshoe@gmail.com

Date of Submission: Fri, 05/26/2023 - 23:00

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Felicia Eschenlohr

1732 West North bend rd

Cincinnati, OH 45224

United States

(513) 316-5520

[felicia.eschenlohr@gmail.com](mailto:felicia.eschenlohr@gmail.com)

Date of Submission: Fri, 05/26/2023 - 22:44

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Andrew Guthrie

5520 Wolfpen Pleasant Hill Road

Milford, OH 45150

United States

(513) 999-7375

andrewguthrie717@gmail.com

Date of Submission: Fri, 05/26/2023 - 21:57

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Robert McMahon

20 W 12th Street

Cincinnati, OH 45202

United States

(513) 410-2116

mcmahorj@outlook.com

Date of Submission: Fri, 05/26/2023 - 21:37

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Richard Woessner

1346 Broadway, #3

Cincinnati, OH 45202

United States

(440) 488-1715

richardwoesiii@gmail.com

Date of Submission: Fri, 05/26/2023 - 21:30

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. Extend the Interim Development Control District (IDC): I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.

2. Maintain the Ban on New Surface Parking: I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Cincinnati is for people not cars

matthew doktor

4010 burwood ave

Cincinnati, OH 45212  
United States

(908) 591-1268

aptsearchmatt@gmail.com

Date of Submission: Fri, 05/26/2023 - 21:12

#### Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.



Chassity Lynch

6128 Hamilton Avenue Apt 11

Cincinnati, OH 45224

United States

(513) 808-8222

chassitylynch@gmail.com

Date of Submission: Fri, 05/26/2023 - 21:01

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Samir Chandiwala

3360 Lamarque Dr

Cincinnati, OH 45236

United States

(513) 593-4345

samirfc@gmail.com

Date of Submission: Fri, 05/26/2023 - 20:14

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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John Carmichael

1639 Sycamore St.

Cincinnati, OH 45202-6534

United States

(513) 723-0522

ruasculpin@gmail.com

Date of Submission: Fri, 05/26/2023 - 19:24

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Christopher Retzler

4248 Langland St

Cincinnati, OH 45223

United States

(541) 206-2071

chris.retzler@gmail.com

Date of Submission: Fri, 05/26/2023 - 18:51

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Charles Schwartz

2896 Victoria Avenue

Cincinnati, OH 45208

United States

(419) 377-9181

c.schwartz.1983@gmail.com

Date of Submission: Fri, 05/26/2023 - 18:47

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Jessica Flowers

1229 Deliquia Dr

Cincinnati, OH 45230

United States

(859) 412-6928

douglasflowers95@yahoo.com

Date of Submission: Fri, 05/26/2023 - 18:37

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Yann Kemper

3810 Spring House Lane

Cincinnati, OH 45217

United States

(513) 208-7250

yannkemper@icloud.com

Date of Submission: Fri, 05/26/2023 - 18:33

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Tyler Scull-McWilliams

1639 Sycamore Street

Cincinnati, OH 45202

United States

(513) 344-7592

tscull@gmail.com

Date of Submission: Fri, 05/26/2023 - 18:26

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Mason Ping

5527 Dry Run Rd.

cincinnati, OH 45150

United States

(513) 600-4185

masonping@gmail.com

Date of Submission: Fri, 05/26/2023 - 18:05

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Michael Burriola

309 Vine St

Cincinnati, OH 45202  
United States

(419) 290-6303

burriolam@gmail.com

Date of Submission: Fri, 05/26/2023 - 17:42

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Scott Mays

2715 turpinknoll ct

Cincinnati, OH 45244  
United States

(513) 315-0317

skmays10@gmail.com

Date of Submission: Fri, 05/26/2023 - 17:22

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Joshua-1 Nagle

413 Volkert Pl, Unit 2

Cincinnati, OH 45219

United States

(518) 338-2191

joshuanagle923@gmail.com

Date of Submission: Fri, 05/26/2023 - 17:03

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Maggie Patterson

3397 Erie Avenue

Cincinnati, OH 45208

United States

(561) 312-0920

Margaretpatterson95@gmail.com

Date of Submission: Fri, 05/26/2023 - 16:49

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Craig Schoenberger

556 McAlpin Avenue

Cincinnati, OH 45220

United States

(513) 549-2075

schoenberger.c@outlook.com

Date of Submission: Fri, 05/26/2023 - 16:33

Submission Letter:

Below is the templated text.

I would also like to add I fully support a LAND VALUE TAX in the city to discourage surface lots entirely. It is a waste of prime real estate where we could be building actual useful things for our city (even if they are multi-story garages before more public transit is built.)

---

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Cass Rittenhouse

331 Bryant Avenue

Cincinnati, OH 45220

United States

(614) 937-9329

empireofdasun209@gmail.com

Date of Submission: Fri, 05/26/2023 - 16:18

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.



Neely Stewart

417 Vine street, 203

Cincinnati, OH 45202  
United States

(859) 835-2550

neely.stewart@email.com

Date of Submission: Fri, 05/26/2023 - 15:32

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Julie Brown

1444 Marlowe Avenue

Cincinnati, OH 45224  
United States

(513) 601-6958

dtownjbrown6262@yahoo.com

Date of Submission: Fri, 05/26/2023 - 15:16

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Kyle Breitenstein

4280 Defender Drive

Cincinnati, OH 45252

United States

(513) 545-9915

oky13o@gmail.com

Date of Submission: Fri, 05/26/2023 - 14:45

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Andrew Hungerford

104 W Clifton Ave

Cincinnati, OH 45202

United States

(586) 549-2244

andrew.j.hungerford@gmail.com

Date of Submission: Fri, 05/26/2023 - 14:29

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Alex Duncan

3421 Middleton Ave

Cincinnati, OH 45220  
United States

(513) 520-8015

alex.nicole.duncan@gmail.com

Date of Submission: Fri, 05/26/2023 - 14:25

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the same process as everyone else

Kevin Talbot

2843 Losantiville Terrace

Cincinnati, OH 45213

United States

(513) 562-0225

talbotkm@yahoo.com

Date of Submission: Fri, 05/26/2023 - 14:23

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

I want to travel downtown and visit our beautiful museums, stadiums, restaurants, and parks. I want to walk between establishments, or take a bus/trolley. I would love to live in a vibrant metropolitan neighborhood near our amazing riverfront. Parking lots accomplish none of this.

We should not make a carve out for a specific property owner or a small portion of property.

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Go through the variance process

Get a 2 year temporary lot built

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John Towers

3411 Cardiff Avenue

Cincinnati, OH 45209

United States

(513) 399-7669

john.michael.towers@gmail.com

Date of Submission: Fri, 05/26/2023 - 14:13

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Corry Vonderhaar

4253 Hamilton Avenue

Cincinnati, OH 45223

United States

(513) 237-2702

c\_vonderhaar@yahoo.com

Date of Submission: Fri, 05/26/2023 - 14:12

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Kyle Martin

4523 Butterfield Pl

Cincinnati, OH 45227

United States

(513) 490-6014

amartinkyle@gmail.com

Date of Submission: Fri, 05/26/2023 - 13:45

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

William Sloneker

1309 Walnut Street

Cincinnati, OH 45202

United States

(513) 722-5025

wmsloneker@gmail.com

Date of Submission: Fri, 05/26/2023 - 13:24

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Carter Podmore

330 W 4th St

Cincinnati, OH 45202

United States

(330) 310-0911

carterminator3@gmail.com

Date of Submission: Fri, 05/26/2023 - 12:59

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Hawken Rives

1010 Walnut St. , Apt. 1717

Cincinnati, OH 45202

United States

(918) 934-1335

cornrow-pokes.0d@icloud.com

Date of Submission: Fri, 05/26/2023 - 12:42

Submission Letter:

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Danny McKelvey

1653 Marlowe Avenue

Cincinnati, OH 45224  
United States

(937) 405-5857

mckelveydt@gmail.com

Date of Submission: Fri, 05/26/2023 - 12:11

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Chris McCormick

1124 Belvedere Street

Cincinnati, OH 45202  
United States

(513) 315-7174

chrisleemccormick@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:56

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Cody Sheets

121 Wellington Place

Cincinnati, OH 45219  
United States

(317) 496-9862

csheets722@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:51

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Greg Hollon

545 Ringgold ave

Cincinnati, OH 45202

United States

(513) 310-4405

Greg.Hollon@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:51

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Aaron Leonard

6128 Hamilton Avenue #11

Cincinnati, OH 45224  
United States

(513) 578-4655

aaronmileonard@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:46

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Noah Cable

1404 East McMillan Street

Cincinnati, OH 45206

United States

(304) 546-6455

noahdcable@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:35

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Alexander Haney

2839 Lower Grandin Road

Cincinnati, OH 45208

United States

(513) 535-0877

alexh0096@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:21

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Michael Lizama

4049 Saint Williams Avenue

Cincinnati, OH 45205

United States

(718) 541-8194

miklizama@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:15

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Andrea Ray

2752 McKinley Ave

Cincinnati, IL 45211

United States

(513) 573-0162

rayandrea99@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:13

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Andy Walsh

224 E 8th St

Cincinnati, OH 45202

United States

(682) 777-1245

andykeeper1@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:10

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Jason Napora

25 Oliver Road

Cincinnati, OH 45215  
United States

(513) 884-1969

jasonnapora@gmail.com

Date of Submission: Fri, 05/26/2023 - 11:08

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Chris Anderson

2041 Burnet Avenue

Cincinnati, OH 45219

United States

(440) 315-1152

chrisanderson219@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:40

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Anthony Hale

704 Race Street

Cincinnati, OH 45202  
United States

(513) 805-2270

arhale17@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:28

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Joe Bredestege

1162 Rulison Avenue

Cincinnati, OH 45238

United States

(513) 373-9531

joe.bredestege@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:26

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Chris Hais

1328 Cryer Avenue

Cincinnati, OH 45208

United States

(513) 207-4676

hais.chris@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:26

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Grant Wagner

1632 Central Parkway

Cincinnati, OH 45202

United States

(614) 947-9843

[pickledpiewagner@gmail.com](mailto:pickledpiewagner@gmail.com)

Date of Submission: Fri, 05/26/2023 - 10:19

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

PAIGE Owen

704 race street

Cincinnati, OH 45202  
United States

(440) 622-2767

powennos@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:17

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
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Steven Lagenour

8911 Pembroke St.

Cincinnati, OH 45039

United States

(812) 787-1008

lagenour@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:12

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Stuart Hemmert

1543 Spring Lawn Ave.

Cincinnati, OH 45223

United States

(937) 658-1463

stuart.hemmert@gmail.com

Date of Submission: Fri, 05/26/2023 - 10:07

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
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5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Seth Moore

219 Pleasant St

Covington, KY 41011  
United States

(859) 250-4410

seth@moore.guru

Date of Submission: Fri, 05/26/2023 - 09:44

Submission Letter:

As a concerned citizen of the Greater Cincinnati region, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:  
Go through the variance process  
Get a 2 year temporary lot built  
Go through the same process as everyone else



Andrew Kranjec

2897 Marshall Ave

Cincinnati, OH 45220  
United States

(419) 356-4180

andrewkranjec@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:44

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Adam Henkel

120 Garfield Place

Cincinnati, OH 45202

United States

(217) 390-5886

ahenkel@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:39

#### Submission Letter:

I have lived downtown for more than three years and found it to be a warm, vibrant, community-minded place where people can live, work and gather. Its beauty is diminished by one thing: ugly, flat, concrete parking lots. There's already too many! These lifeless stretches of pavement destroy a city's charm, functionality and connectivity. For too long, Cincinnati (and most American cities) have prioritized cars instead of people. It's time we put the emphasis back on the people who call this city home instead of the vehicles that drive through it.

That said, I fully support Council member Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.

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jason peters

120 e freedom way

cincinnati, OH 45202  
United States

(937) 388-5637

jp.no.spam0001@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:29

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Jared Kick

131 E 3rd St.

Dayton, OH 45402  
United States

(330) 600-2223

jaredkick@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:23

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Mitchell Mustain

1705 Pleasant Street

Cincinnati, OH 45202

United States

(567) 674-0588

mitchell\_mustain@yahoo.com

Date of Submission: Fri, 05/26/2023 - 09:22

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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John Tran

2217 Kenilworth Ave

Cincinnati, OH 45212  
United States

(513) 365-1017

john.khoa.tran@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:15

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Paul Backscheider

3228 Observatory Avenue

Cincinnati, OH 45208

United States

(513) 725-5061

pback@gmail.com

Date of Submission: Fri, 05/26/2023 - 09:11

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
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4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Jason Strunk

1807 elm

45202, Cincinnati, OH, OH 45202  
United States

(513) 545-8519

strunk.jd@gmail.com

Date of Submission: Fri, 05/26/2023 - 08:51

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

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Go through the variance process

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Derek Eltzroth

114 E 14th St

Cincinnati, OH 45202

United States

(937) 725-4623

derekeltzroth@gmail.com

Date of Submission: Fri, 05/26/2023 - 08:50

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Doug Collins

4833 Bradford Chase

Mason, OH 45040

United States

(513) 236-8564

doug\_collins@me.com

Date of Submission: Fri, 05/26/2023 - 08:14

Submission Letter:

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

“Parking requirements helped trigger an extinction-level event for bite-sized, infill apartment buildings like row houses, brownstones, and triple-deckers.” [https://www.amazon.com/Paved-Paradise-Parking-Explains-World/dp/1984881132/ref=sr\\_1\\_1](https://www.amazon.com/Paved-Paradise-Parking-Explains-World/dp/1984881132/ref=sr_1_1)

Keith Barker

4346 Pitts Ave

Cincinnati, OH 45223

United States

(317) 640-2751

kbarker65@gmail.com

Date of Submission: Fri, 05/26/2023 - 07:20

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Michael Moore

1679 Pullan Ave

Cincinnati, OH 45223

United States

(859) 913-4817

to.mike@gmail.com

Date of Submission: Fri, 05/26/2023 - 07:18

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Kyle Miller

563 West Galbraith Road

Cincinnati, OH 45215

United States

(937) 470-4506

miller327@gmail.com

Date of Submission: Fri, 05/26/2023 - 02:55

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
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Rachel Warm

10507 Butterworth Rd

loveland, OH 45140

United States

(513) 375-6693

rachelwarmdeutsch@gmail.com

Date of Submission: Fri, 05/26/2023 - 01:26

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Danielle Cain

8322 Roland Ave.

Cincinnati, OH 45216  
United States

(937) 681-8336

dcainhorn@gmail.com

Date of Submission: Fri, 05/26/2023 - 00:21

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

James Forbes

56 Tower Hill Road

Fort Thomas, KY 41075  
United States

(859) 489-2434

midnightlost@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:59

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.



Jude Bender

10096 Sonya Lane

Cincinnati, OH 45241

United States

(513) 939-7807

judebender02@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:36

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Tom Parrish

2152 Gilbert Avenue #6

Cincinnati, OH 45206  
United States

(513) 907-5889

khrushchev42@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:31

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Alex Browne

1606 Main Street

Cincinnati, OH 45202  
United States

(513) 225-1864

alexbrowne1996@yahoo.com

Date of Submission: Thu, 05/25/2023 - 23:25

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Aspen Dameron

730 Red Bud Avenue

Cincinnati, OH 45229  
United States

(513) 401-0427

dinoteeth5672@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:23

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Margy Waller

219 Magnolia Street

Cinti, OH 45202

United States

(513) 405-2426

margywaller@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:23

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. **THIS IS THE ACTION A FUTURE CITY WOULD TAKE!**

I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Fran McCoy

1412 Republic St. Apt. 201

Cincinnati, OH 45202  
United States

(513) 461-9250

francismccoy@gmail.com

Date of Submission: Thu, 05/25/2023 - 23:22

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:  
Go through the variance process  
Get a 2 year temporary lot built  
Go through the same process as everyone else

Elizabeth Fisher-Smith

412 Liberty Hill #4C

Cincinnati, OH 45202

United States

(513) 258-9766

efishsmith@hotmail.com

Date of Submission: Thu, 05/25/2023 - 23:12

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the same process as everyone else

Tony Grethel

3405 Telford St, Apt 103

Cincinnati, OH 45220

United States

(513) 404-2173

agadg0013@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:54

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Christian Power

1527 Fairmount Avenue 2F

Philadelphia, PA 19130  
United States

(330) 321-8201

powerchristian@ymail.com

Date of Submission: Thu, 05/25/2023 - 22:53

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Kerry Devery

6600 Buckingham Place

Cincinnati, OH 45227

United States

(614) 506-6372

kerry.devery@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:35

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Ilona Nielsen

1851 Walker Street

Cincinnati, OH 45202

United States

(347) 416-3771

bottleupthesea@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:31

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Kelly Markle

1481 Hoffner St

Cincinnati, OH 45231

United States

(904) 200-9336

kemarkle123@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:28

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Ariel Gamm

7248 Crinstead Ct.

Cincinnati, OH 45243

United States

(513) 378-5750

arielespiegel@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:28

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Lindsay Luebbering

2535 Ranchvale Drive

CINCINNATI, OH 45230

United States

(513) 319-3211

[lindsay.luebbering@gmail.com](mailto:lindsay.luebbering@gmail.com)

Date of Submission: Thu, 05/25/2023 - 22:21

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Sarah Thomas

1546 KNOWLTON ST, UNIT 201

Cincinnati, OH 45223

United States

(513) 253-3480

sthomas5191@gmail.com

Date of Submission: Thu, 05/25/2023 - 22:00

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Matt Gastright

221 West 12th Street

Newport, KY 41071

United States

(859) 663-7430

mgastright@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:50

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Cynthia Duval

678 RIDDLE RD

CINCINNATI, OH 45220

United States

(513) 477-4584

cynthia\_lough@hotmail.com

Date of Submission: Thu, 05/25/2023 - 21:43

**Submission Letter:**

Please consider that while these heat islands and visual blights are spattered across the city, Cincinnati Parks is developing greenspaces in synthetic turf and concrete equivalencies to surface parking lots. Why not green up these gray surface lot spaces as new park amenities instead of graying down our carbon-fenestrating, climate cooling greenspaces.

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Kevin Long

4840 Grand Haven Ct.

Cincinnati, OH 45248

United States

(859) 474-8832

kevin.long.021@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:35

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Brandon Nguyen

7101 Wolflin Ave, 1116

Amarillo, TX 79106

United States

(513) 738-1399

BranNguyen15@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:31

Submission Letter:

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Jake Romano

1330 Bursal Avenue

Cincinnati, OH 45230  
United States

(513) 518-6995

jaromano046@icloud.com

Date of Submission: Thu, 05/25/2023 - 21:25

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Patrick LaPrade

2635 Stanton Avenue

Cincinnati, OH 45206  
United States

(937) 716-8200

laprade97@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:23

Submission Letter:

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JOEL BARTLETT

1326 Yarmouth Avenue

Cincinnati, OH 45237

United States

(513) 460-2430

JoelThomasBartlett@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:22

Submission Letter:

As a resident, and tax payer, the city of Cincinnati is important to me as a place where I can live and enjoy, and we need to make sure we maintain it's beauty, and provide equitable opportunities for all.

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Jacob Breazeale

5041 Signal Hill Ln

Cincinnati, OH 45244  
United States

(513) 903-0144

breazealejak@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:22

Submission Letter:

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Larry Lauger

6501 Crestridge Circle

Cincinnati, OH 45213

United States

(419) 889-8940

larrylauger3@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:09

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Jacob Sheridan

534 Liberty Hill

Cincinnati, OH 45202  
United States

(513) 550-4301

jwaynesheridan@gmail.com

Date of Submission: Thu, 05/25/2023 - 21:06

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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James Glenn

3910 Wess Park Drive

Cincinnati, OH 45217  
United States

(513) 608-7882

apuducin@icloud.com

Date of Submission: Thu, 05/25/2023 - 20:48

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Andrew Kerman

1517 Reid Avenue

Cincinnati, OH 45224  
United States

(859) 609-1869

andykerman1@gmail.com

Date of Submission: Thu, 05/25/2023 - 20:46

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Connor Napier

359 Ludlow Ave, Apt #7

Cincinnati, OH 45220

United States

(513) 328-2476

connick99@yahoo.com

Date of Submission: Thu, 05/25/2023 - 20:43

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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TJ Haselman

2425 Fairview Ave

Cincinnati, OH 45219

United States

(419) 764-9873

haselmant@gmail.com

Date of Submission: Thu, 05/25/2023 - 20:38

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Logan Price

607 Arrowhead Trail

Loveland, OH 45140  
United States

(330) 749-2265

price.logan.scott@gmail.com

Date of Submission: Thu, 05/25/2023 - 20:37

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Deborah Moll

420 Old Court St

Cincinnati, OH 45203

United States

(513) 501-1499

debbie.moll@gmail.com

Date of Submission: Thu, 05/25/2023 - 20:24

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.

2. **Maintain the Ban on New Surface Parking:** I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

Angel Wuellner

1636 Philomena Ave

Cincinnati, OH 45223

United States

(513) 276-6429

awuellner@yahoo.com

Date of Submission: Thu, 05/25/2023 - 20:21

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Go through the same process as everyone else



Mackenzie Green

4209 33rd Ave

Cincinnati, OH 45209

United States

(513) 218-7142

mackenzie.green17@gmail.com

Date of Submission: Thu, 05/25/2023 - 20:03

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

August Schweitzer

649 West McMicken Avenue

Cincinnati, OH 45214

United States

(513) 600-0302

augusts3298@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:57

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. **Extend the Interim Development Control District (IDC):** I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.
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Daniel Mahoney

4321 Ashland Ave

Cincinnati, OH 45212

United States

(904) 343-6999

danielmahoney4@yahoo.com

Date of Submission: Thu, 05/25/2023 - 19:52

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Eddy Gilfilen

655 Eden Park Dr, , Apt 622

Cincinnati, OH 45202

United States

(513) 722-6065

Egilfilenjr@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:46

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Rebekah Sadler

1734 Grandle Court

Cincinnati, OH 45230  
United States

(513) 307-4090

sadler.rm@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:45

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Aaron Earlywine

341 Cassatt S

Cincinnati, OH 45219

United States

(541) 868-7344

ajearlywine@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:44

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

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Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Emily Herrmann

410 Ludlow Ave

Cincinnati, OH 45220

United States

(513) 504-3990

emilyherrmann3@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:39

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

James McDermott

2301 Auburn Avenue

Cincinnati, OH 45219  
United States

(929) 334-8574

mcdermje@mail.uc.edu

Date of Submission: Thu, 05/25/2023 - 19:39

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
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6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.



Deborah Littrell

2121 Alpine Pl Apt 801

Cincinnati, OH 45206

United States

(512) 289-8214

deborah.littrell@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:38

Submission Letter:

I oppose strongly allowing any more surface parking lots. They destroy the fabric of the city. We need to look to the future of cities/urban development. Surface parking lots, in addition to the above, do not contribute much in revenue to the city. The lots represent missed opportunities for housing, businesses, hotels and other productive uses.

We need a vibrant downtown!

Please support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

John Wettengel

2517 8 Mile Road

Cincinnati, OH 45244

United States

(513) 504-7552

johnwettengel@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:31

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

1. Extend the Interim Development Control District (IDC): I call upon the City Council to approve the extension of the IDC for another six months beyond the current expiration date of September 20. This extension will provide adequate time for the planning staff to conduct a comprehensive study and develop a permanent ban on new surface parking lots.

2. Maintain the Ban on New Surface Parking: I demand the continuation of the ban on new surface parking lots in downtown Cincinnati, the East End, Mount Adams, Mount Auburn, Pendleton, Over-the-Rhine, and the West End, without the explicit approval of the Cincinnati Planning Commission. This ban is crucial for protecting our valuable urban real estate from inefficient and environmentally unfriendly land use practices.

We should make sure that we focus on building a liveable walkable city not a parking lot with some buildings.

Ryan Crane

1 Annwood Lane

Cincinnati, OH 45206  
United States

(715) 577-7388

racranemd@gmail.com

Date of Submission: Thu, 05/25/2023 - 19:07

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Ryan Minnich

1863 Chase Avenue

Cincinnati, OH 45223

United States

(513) 276-6868

minnicrs@mail.uc.edu

Date of Submission: Thu, 05/25/2023 - 19:05

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Noah Emery

434 Elizabeth Street

Cincinnati, OH 45203  
United States

(513) 203-1637

noahe513@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:58

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Lauren Herrmann

3627 Hillside Ave

Cincinnati, OH 45204  
United States

(513) 375-3601

herrmannlauren@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:53

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

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Go through the variance process  
Get a 2 year temporary lot built  
Go through the same process as everyone else

Mitch Deck

3120 Lookout Circle

Cincinnati, OH 45208  
United States

(513) 568-6288

mitchcdeck@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:49

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Maxwell Gaston

111 Garfield Place

Cincinnati, OH 45202

United States

(937) 760-1887

maxwellagaston@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:46

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Gregory Sturgeon

2415 Maplewood Avenue

Cincinnati, OH 45219

United States

(513) 252-8489

gregsturgeon1@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:38

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Colin Reusch

4227 Chambers Street

Cincinnati, OH 45223

United States

(202) 486-7230

reusch.colin@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:37

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Demi Schoenherr

1447 Walnut Street

Cincinnati, OH 45202

United States

(248) 631-9625

demis9876@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:33

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Jordan Kohler

8518 Plainfield Rd

Cincinnati, OH 45236  
United States

(330) 604-0898

jwilsonkohler@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:23

Submission Letter:

The last thing Cincinnati needs is more surface lots. Expand public transit and save our beautiful city!

-

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking

throughout the entirety of the downtown development zoning district.

Dylan Dagenback

1919 Delaware Avenue

Cincinnati, OH 45212

United States

(513) 410-6369

ddagen7@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:20

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

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Shad Beard

730 Washington St Apt 132

Covington, KY 41011  
United States

(937) 554-9268

dahs1981@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:19

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Keith Neundorfer

130 Dixie Place

Fort Thomas, KY 41075

United States

(513) 319-3516

keithneun@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:19

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

While I reside in Northern Kentucky, I have worked in downtown Cincinnati since 1997, and am part owner of a business that includes a commercial building downtown.



Mitch Mohan

621 East Mehring Way

Cincinnati, OH 45202

United States

(513) 502-6057

mittchell.mohan@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:12

Submission Letter:

I fully support Councilmember Mark Jeffreys' resolution to extend the interim development control district (IDC) and continue the ban on new surface parking lots in downtown and other urban core neighborhoods. I believe that this measure is crucial for fostering a sustainable, vibrant, and economically prosperous city. I urge the City Council to prioritize the extension of the ban and further study a permanent solution to this issue.

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Julia Key

5141 Highview Drive

Cincinnati, OH 45238  
United States

(513) 886-6274

juliakey513@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:06

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

John Riffle

1508 Race Street, # 5R

Cincinnati, OH 45202  
United States

(603) 801-5386

mealier\_revenue.0r@icloud.com

Date of Submission: Thu, 05/25/2023 - 18:06

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
3. Every parcel of land dedicated to surface parking is a missed opportunity for housing, hotels, industry, and other productive land uses.
4. Adopting a holistic approach to downtown development is crucial, focusing on mixed-use developments and transit-oriented infrastructure.
5. Downtown Cincinnati stands as the most accessible neighborhood by transit, presenting an opportunity to leverage this advantage for sustainable growth.
6. Surface parking lots are the worst use of downtown land, contributing to visual blight and undermining the vibrancy of our city.

Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Bob Schwartz

353 W 4th St

Cincinnati, OH 45202  
United States

(513) 324-9686

5chw4r7z@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:04

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

David Hoffman

2756 Willard Avenue

Cincinnati, OH 45209  
United States

(513) 884-0111

jhoff1525@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:04

Submission Letter:

As a concerned citizen of Cincinnati, I recognize the importance of thoughtful planning and responsible land use in shaping our city's future. Therefore, I urge the City Council to demonstrate their commitment to a vibrant and thriving downtown by supporting both the extension of the Interim Development Control District (IDC) and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

We should not make a carve out for a specific property owner or a small portion of property.

All property owners downtown should be treated equally.

If someone wants to build a surface parking lot, they can:

Go through the variance process

Get a 2 year temporary lot built

Go through the same process as everyone else

Connor Brand

906 Main St

Cincinnati, OH 45202  
United States

(440) 623-5214

connorbrnd@gmail.com

Date of Submission: Thu, 05/25/2023 - 18:00

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

Dominic Mottola

1222 Republic St, 5

Cincinnati, OH 45202

United States

(567) 208-8968

dominicmottola@gmail.com

Date of Submission: Thu, 05/25/2023 - 17:28

Submission Letter:

I am writing to express my deep concern regarding surface parking in downtown Cincinnati and its negative impacts on our city's development, sustainability, and economic growth. As an advocate for responsible urban planning, I urge you to take immediate action on this pressing issue.

1. More parking promotes more car usage, leading to increased traffic congestion and environmental degradation.
2. Surface parking lots contribute minimally to the city's revenue, depriving us of potential funding for public services and infrastructure improvements.
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Request for Action: I want you to support both the extension of the IDC and the text amendment that would prohibit the by-right expansion of surface parking throughout the entirety of the downtown development zoning district.

**From:** David Bushong <davidlbushong@gmail.com>  
**Sent:** Thursday, November 30, 2023 11:37 AM  
**To:** Cincinnati City Planning  
**Subject:** [External Email] Surface Parking Vote

**Categories:** JU

You don't often get email from davidlbushong@gmail.com. [Learn why this is important](#)  
External Email Communication

Planning Commission,

As a Cincinnati resident I am opposed to any expansion of parking in the city.

Automobile infrastructure is extremely expensive to maintain, pollutes our city with tailpipe emissions, hazardous tire and brake particulates, and noise and light pollution. Highways segregate communities, and car dependent infrastructure facilitates loneliness, sedentary lifestyles and poor space use. Surface parking destroys cities by trapping heat, reducing greenspace, and contributing to less dense and walkable environments. Our city has already been bulldozed for I-75, I-71 and SR-50. Additional car dependency will only hurt the city.

To create a Cincinnati of the future we must be looking for ways to increase mobility around the city that is not reliant on personally operated vehicles. Infill development on existing parking lots can increase the taxbase of the city and create meaningful communities. Additional density also makes existing transit more efficient and lowers housing costs. Meaningful development is what draws people to cities and makes them stay.

Please consider my request to ban parking expansion in the city. Additional parking is destructive for our city, environment and economy.

David Bushong  
576 Delta Ave



## [External Email] Public Hearing Zoning and Surface Parking in DDZD

Dan Kunkemoeller <dan@diversipak.com>

Thu 11/30/2023 6:18 PM

To:Dienger, Maria <maria.dienger@cincinnati-oh.gov>

Cc:Max Kunkemoeller <max@diversipak.com>

You don't often get email from dan@diversipak.com. [Learn why this is important](#)

### External Email Communication

Hi Maria

I will not be able to attend the meeting tomorrow. Thanks for sharing the invitation and update. I would like to add some local insight being a long-time property owner (since 2004) in the direct vicinity of the property requesting the zone change.

I do not have or have had time to do specific market studies, therefore this information based on my daily experience at 838 Reedy Street.

Pre-Covid the area was very busy, P&G, and other businesses required high levels of daily parking. Post-Covid is a completely different story. Businesses such as restaurants, car washes, and others have closed due to low traffic.

Parking lots remains @ 50%- daily. An additional parking lot has recently come online behind my building (located between 838-830 Reedy and the interstate.) I'm guessing but the lot has roughly 50-60 spaces.

Since it opened 2 weeks ago – only 3-5 cars have used it. Additionally, you have the Casino and other surface lots nearby open for use already. Unless those are 75%-full, this doesn't make sense.

Bottom line, I just don't see a need for added surface lots in the area. I do see the need for investments that have a higher property value and bring added resources to the direct area and overall downtown. We have the new dispensary next door opening soon. While I may or may not agree with the business, the added improvement to the area is welcomed. A surface lot offers little to no value to our current property.

I have also looked at the major events over the years which bring extreme levels of needed parking – Reds, Bengals, FCC do not impact this area at all. Only the Labor Day fireworks and my lot doesn't even fill up then. Again, we don't have daily needs or event needs to justify adding more spaces.

Please feel free to reach out if you have any questions or concerns,

Dan Kunkemoeller  
KRP investment LLC  
Directing Member

Owner: 838 Reedy Street

Avondale Community Council  
Avondale Business Center  
3635 Reading Road #100  
Cincinnati, OH 45229

Bond Hill Community Council  
Bond Hill Recreation Center  
P.O. Box 37627  
Cincinnati, OH 45222

California Community Council  
Ebersole Community Center  
5814 Kellogg Avenue  
Cincinnati, OH 45230

Camp Washington Community Council  
Police Building (old Rec Center)  
2951 Sidney Ave  
Cincinnati, OH 45225

Carthage Civic League  
Carthage Christian Church  
P.O. Box 16093  
Cincinnati, OH 45216

Clifton Town Meeting  
Clifton Recreation Center  
P. O. Box 20042  
Cincinnati, OH 45220

College Hill Forum  
College Hill Rec. Center\*  
P.O. Box 24160  
Cincinnati, OH 45224

Columbia Tusculum Community  
Council  
The Carnegie Center  
P.O. Box 68075  
Cincinnati, OH 45206

Corryville Community Council  
Corryville Recreation Center  
3211 Glendora Ave  
Cincinnati, OH 45220

CUF Neighborhood Association\*  
Hebrew Union College, Cecil W.  
Herrman Building  
2364 West McMicken Avenue  
Cincinnati, OH 45214

Downtown Residents Council  
First Financial Innovation Center  
P.O. Box 868  
Cincinnati, OH 45201

East End Area Council  
LeBlonde Recreation Center  
PO Box 68104  
Cincinnati, OH 45226

East Price Hill Improvement  
Association  
ARCO  
P.O. Box 5420  
Cincinnati, OH 45205

East Walnut Hills Assembly  
St. Francis DeSales School  
P.O. Box 68050  
Cincinnati, OH 45206

East Westwood Improvement  
Association  
Third Presbyterian Church  
P.O. Box 112046  
Cincinnati, OH 45211

Evanston Community Council  
Evanston Recreation Center, Rec Room  
PO Box 12128  
Cincinnati, OH 45212

Hartwell Improvement Association  
Hartwell Recreation Center  
c/o HIA P.O. Box 15608  
Cincinnati, OH 45215

Hyde Park Neighborhood Council  
Hyde Park Community United  
Methodist Church  
P.O. Box 8064  
Cincinnati, OH 45208

Kennedy Heights Community Council  
KH Presbyterian Church  
PO Box 36318  
Cincinnati, OH 45213

Linwood Community Council  
Leonard Shore Center  
P.O. Box 9374  
Cincinnati, OH 45209

Lower Price Hill Community Council  
Hampton Community Room at Oyler  
School  
2129 St Michael St  
Cincinnati, OH 45204

Madisonville Community Council  
Madisonville Rec Center  
P.O. Box 9514  
Cincinnati, OH 45209

Mt. Adams Civic Association  
Holy Cross/Immaculata Parish Center  
P.O. Box 6474  
Cincinnati, OH 45206

Mt. Airy Town Council  
Mt. Airy Elementary School  
P.O Box 53735  
Cincinnati, OH 45253

Mt. Auburn Community Council  
Taft Elementary School  
P.O. Box 19138  
Cincinnati, OH 45219

Mt. Lookout Community Council  
Christ the King Parrish Ctr.  
P.O. Box 8444  
Cincinnati, OH 45208

Mt. Washington Community Council  
Mt. Washington Rec. Center  
P.O. Box 30387  
Cincinnati, OH 45230

North Avondale Neighborhood  
Association  
N. Avondale Community Center  
PO Box 16152  
Cincinnati, OH 45216

North Fairmount Community Council  
AMICUS Child Learning Center  
1764 Carll Street  
Cincinnati, OH 45225

Northside Community Council  
McKie Community Center  
P.O. Box 19398  
Cincinnati, OH 45219

Oakley Community Council  
Oakley Recreation Center  
P.O. Box 9244  
Cincinnati, OH 45209

Over-the-Rhine Community Council  
OTR Community Center  
P.O. Box 662  
Cincinnati, OH 45201

Paddock Hills Assembly  
Avon Woods Nature Ctr.  
P.O. Box 16028  
Cincinnati, OH 45216

Pendleton Neighborhood Council  
Brewdog Cincinnati  
525 Dandridge St  
Cincinnati, OH 45202

Pleasant Ridge Community Council  
Pleasant Ridge Recreation Center  
P.O. Box 128705  
Cincinnati, OH 45212

Riverside Civic & Welfare Club  
American Legion Hall  
P.O. Box 389205  
Cincinnati, OH 45238

Roselawn Community Council  
Roselawn Condon School (Auditorium)  
PO Box 37087  
Cincinnati, OH 45222

Sayler Park Village Council  
Sayler Park Elementary  
P.O. Box 33178  
Cincinnati, OH 45233

Sedamsville Civic Association  
Dream Center  
609 Steiner Ave  
Cincinnati, OH 45204

South Cumminsville Community  
Council  
WIN Economic Learning Center  
1814 Dreman Ave  
Cincinnati, OH 45223

South Fairmount Community Council  
Dunham Recreation Center  
P.O. Box 14165  
Cincinnati, OH 45214

Spring Grove Village Community  
Council  
Shappelle Center  
638 E.Epworth Ave.  
Cincinnati, OH 45232

Villages at Roll Hill Community Council  
Roll Hill Community Center  
3710 President Dr  
Cincinnati, OH 45225

Walnut Hills Area Council  
Bush Recreation Center  
PO Box 6397  
Cincinnati, OH 45206

West End Community Council  
Lincoln Recreation Center  
P.O. Box 14335  
Cincinnati, OH 45250

West Price Hill Community Council  
Dunham Recreation Center  
P.O. Box 5096  
Cincinnati, OH 45205

Westwood Civic Association  
Westwood Town Hall  
P.O. Box 11466  
Cincinnati, OH 45211

Winton Hills Community Council  
Winton Hills Community County Office  
5301 Winneste Avenue  
Cincinnati, OH 45232