

Balancing Infill with Amenity

Supporting Social Infrastructure

A dark blue diagonal graphic that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.

Vulnerabilities for On-Street Parkers



- Vandalism & Theft
- Tickets & Towing
- Time spent finding and walking to & from street spots.
- Traffic Accidents from congestion due to residents competing with neighbors & non-residents who want to access the neighborhood.

Where can residents without access to off-street parking park their cars?

- Residential Permit Program (up to \$60/year; no guest passes; limit of 2 per household; not guaranteed open spots)
- Paid private parking (between \$55-115/month; often waitlisted; not guaranteed open spots; limited during events [Findlay weekends; FCC games])
- North of Liberty: free spots but competing with thousands of non-residents going to FC games & Findlay Market as well as hundreds of Findlay Market employees







Housing Crisis/Financing/Infill/ Displacement



- Economic Development's priority is for high-density infill in OTR
 - city-owned properties are being sold to non-resident developers that are making apartments smaller (between 300-600 square feet [a 'small' apartment is considered 800-1000 square feet]). Photo shows a city-owned building sold to a developer in 2020 - no work has been started on the 8-unit micro-apartment, no off-street parking development. Poison Ivy is currently growing onto the sidewalk.
- With smaller units, developers can make more of them so we're seeing 8-, 10-, and 12-unit apartment developments go into the same spaces that used to fit 3- to 5 - unit buildings.
- The city lifted a requirement for developers to include parking facilities so most new developments do not provide parking.
- 3CDCs Willkommen development added 36 units to a street that can fit 11 cars on-street. There was no parking provided to tenants & there are no laundry facilities on-site. The closest laundromat is in Mount Adams, 2 miles away. Another 15-unit 3CDC is under construction in the same district.
- While these units offer affordable rate housing, they are not providing amenities for residents: parking, laundry, greenspace.
- Because of the struggle to find parking, residents are collecting tickets for parking on sidewalks, blocking lanes, blocking fire hydrants.
- The properties with off-street parking are largely single-family residences & are high market-value properties.
- On-street parkers gain tickets, stress, unstable housing; off-street parkers gain equity.

How to Balance Infill with Amenity

- Goal: Provide easy, accessible, inexpensive parking to all residents of OTR.
- Limit density on streets with limited on-street parking.
- Convert city-owned vacant lots to HOA-type co-ops of residents that could be used as residential parking, garden beds, bike storage, handyman-parking, child-care parking, and guest spots.
- Require high-density infill projects that do not choose to provide parking offer alternatives: affordable-rate housing to tenants without cars or make the building car-free (rental agreement commits tenants to not owning a car), but provide a car-sharing program.
- Open city-owned surface lots and 3CDC lots to RPPP overflow; charge more to non-residents to make up the income loss.
- Charge all non-residents for curb-parking; use that income to pay for residential permits and other improvements (sidewalks, lighting, utility cables under the sidewalks).
- Market the riverfront garages and free streetcar to non-residents for inexpensive parking alternatives to high-priced OTR parking.
- Incentivize (tax abatements) vacant lot owners to give easements to neighbors that could park on the backs of their properties in districts that do not have back-lanes.
- Lease curb spots to residents; paint stalls for clarity and enforcement.

Where it's already working...



- Pleasant St between 14th and 15th: 3CDC's City Homes provided garages for this development & added a tree to the sidewalk! Utility lines are under the sidewalk; adequate off-street parking ensures the street regularly has a curb spot for guests, utility workers, hospice workers, childcare workers.
- Elm St between 14th and Liberty: backlanes and limited density allows RPPP to offer residents open spots regularly - even during FCC games.
- How can we provide the same amenities to residents in districts of OTR that are out of balance, leaving neighbors struggling to find safe, accessible, inexpensive parking?
- Businesses on these streets do not provide parking for their customers.
- *Residents are the customers.*

THE TREE!



3CDC's City Homes & Pleasant St Balancing Infill with Amenity

Parking Reserved for Non-Residents

Liberty Lots at Liberty and Pleasant





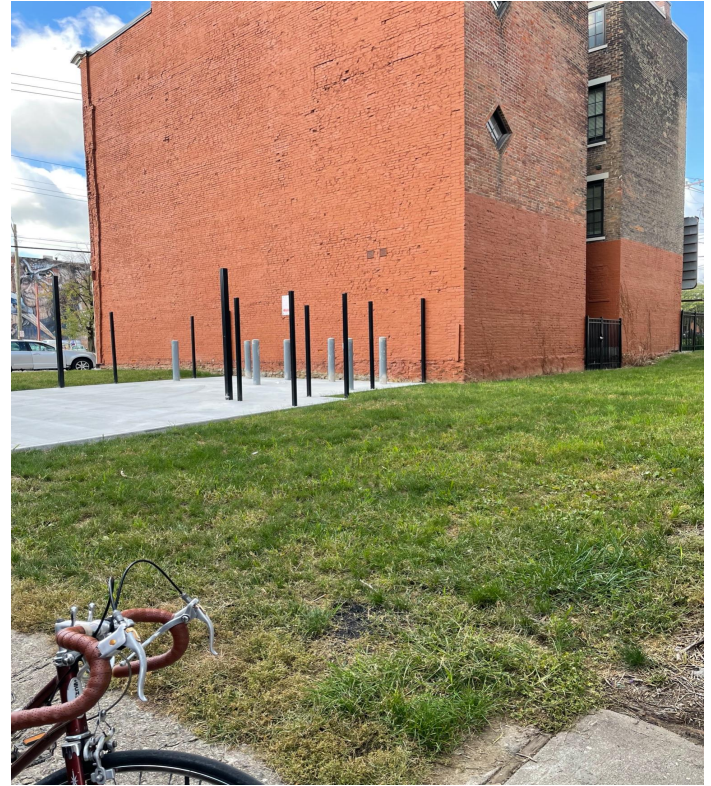




City-Owned Vacant Lots → Community Amenity Co-op Spaces



Vacant lots can give easements to gain access to the backs of lots for off-street parking



Disputed dumpster site took 2 curb spots; fire hydrant took one more



Petition Against Density Without Amenity

PLEASANT STREET RESIDENTIAL DENSITY PETITION

Address	Name	Signature	Phone Number	FOR	AGAINST
1625 PLEASANT	DAVID DOPPE SR	[Signature]	513-608-1199		✓
1625 PLEASANT	Anna L. Douch	[Signature]	712-3362		✓
1629 PLEASANT ST	Michaela Thomas	[Signature]	513-502-3397		✓
1632 PLEASANT	Maria Lopez	[Signature]	513-908-4214		✓
1632 PLEASANT ST	Laura Vanden	[Signature]	517-410-0088		✓
1632 PLEASANT ST	Walt Anthony	[Signature]	513-214-7782		✓
1600 PLEASANT ST	Christine Joyce	[Signature]	517-571-9757		✓
1611 PLEASANT ST	John Boyan	[Signature]	413-245-0252		✓
1622 PLEASANT ST	MIRIAM ROSETH	[Signature]	513-452-3151		✓
1626 Elm St	Jung Jin Kim	[Signature]	607-329-1688		✓
1630 Pleasant	Maria V. Hayes	[Signature]	513-944-7446		✓
1700 21st St	Melissa Hertz	[Signature]	513-979-1149		✓
1624 PLEASANT ST	Christina H. Hoon	[Signature]	513-287-125		✓
1624 PLEASANT ST	Christina H. Hoon	[Signature]	919-741		✓
1624 PLEASANT ST	Nichole White	[Signature]	937-341-7722		✓
1626 PLEASANT ST	Corinne Harris	[Signature]	513-914-7248		✓
1600 PLEASANT	Leslie August	[Signature]	513-972-1995		✓
1600 PLEASANT	Chase August	[Signature]	1857-417835		✓
1600 PLEASANT	Ornella Brock	[Signature]	602-381-1707		✓
1600 PLEASANT	[Signature]	[Signature]	513-821-0091		✓
1600 PLEASANT	Jennifer Dickhaus	[Signature]	513-885-2269		✓
1701 PLEASANT	[Signature]	[Signature]	513-349-3921		✓
1704 PLEASANT	[Signature]	[Signature]	513-497-4571		✓
1737 PLEASANT	Alicia Hawkins	[Signature]	512-412-0112		✓
1537 PLEASANT ST	Kathia Jackson	[Signature]	513-244-0119		✓
1524 PLEASANT	Retha Deane	[Signature]	513-241-5624		✓
1514 PLEASANT	Theresa Williams	[Signature]	513-538-8287		✓
1526 PLEASANT	Donella Collins	[Signature]	513-904-0850		✓
1672 BARBARA	Rachel Hartman	[Signature]	513-963-2082		✓
1706 Elm St	Megan De Jesus	[Signature]	617-862-2282		✓
1600 PLEASANT	Amber Swans	[Signature]	513-347-2302		✓
172 W Liberty	Dave Desler	[Signature]	513-578-2187		✓
1610 PLEASANT	Vivian Smith	[Signature]	316-804-3551		✓
50 E CLIFTON AVE	Alicia Brown	[Signature]	513-501-5391		✓
1630 PLEASANT	Jacqueline Davis	[Signature]	513-88-7929		✓
1628 PLEASANT	Dennis Dellinger	[Signature]	513-737-5770		✓
1600 PLEASANT ST	Maria Castro	[Signature]	513-208-8824		✓
1421 Race St	Ten Castorfeld	[Signature]	857-512-7793		✓
1613 PLEASANT	Debra Kutz	[Signature]	857-903-3144		✓
1711 Elm St	Debra Kutz	[Signature]	513-470-3778		✓
1727 Logan Street	Bianca Easton	[Signature]	513-937-0312		✓
170 Logan St	Victoria Glover	[Signature]	513-281-9722		✓
1704 Campbell St	Nichole Johnson	[Signature]	513-348-2258		✓
1635 PLEASANT	MARCO CARLTON	[Signature]	617-366-0000		✓
1704 PLEASANT	Joseph Lehart	[Signature]	513-101-7111		✓
1608 Green St	Jessie Price	[Signature]	513-903-9107		✓
1707 PLEASANT ST	Nicholas Lemay	[Signature]	513-835-8816		✓
113 E 12th St	James Davis	[Signature]	513-221-8108		✓

801

→ ped bump
→ fire
→ handicap spots