



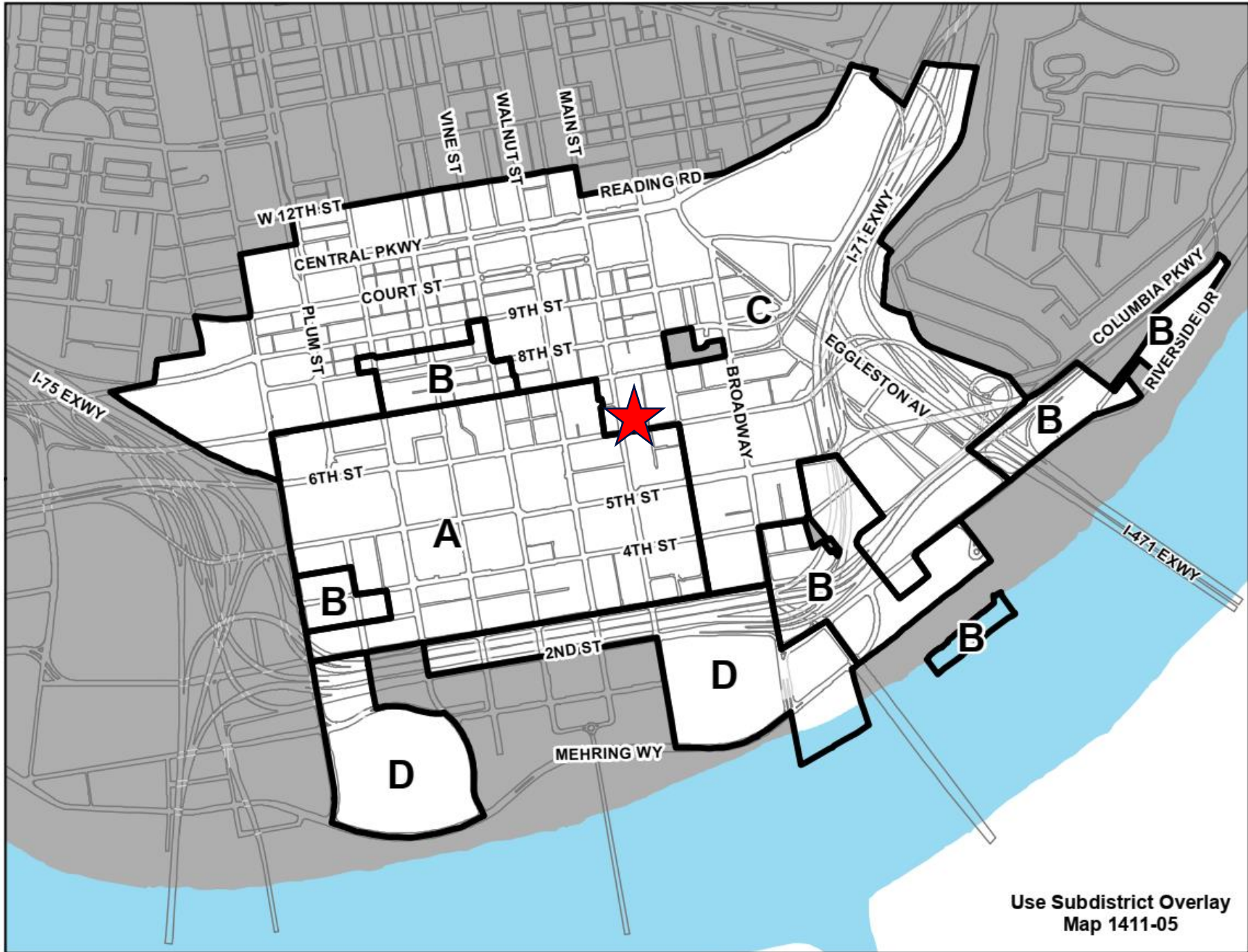
**PROPOSED MODIFICATION
TO DOWNTOWN USE
SUBDISTRICT OVERLAY
MAP 1411-05**

Economic Growth & Zoning Committee | September 28, 2021

BACKGROUND

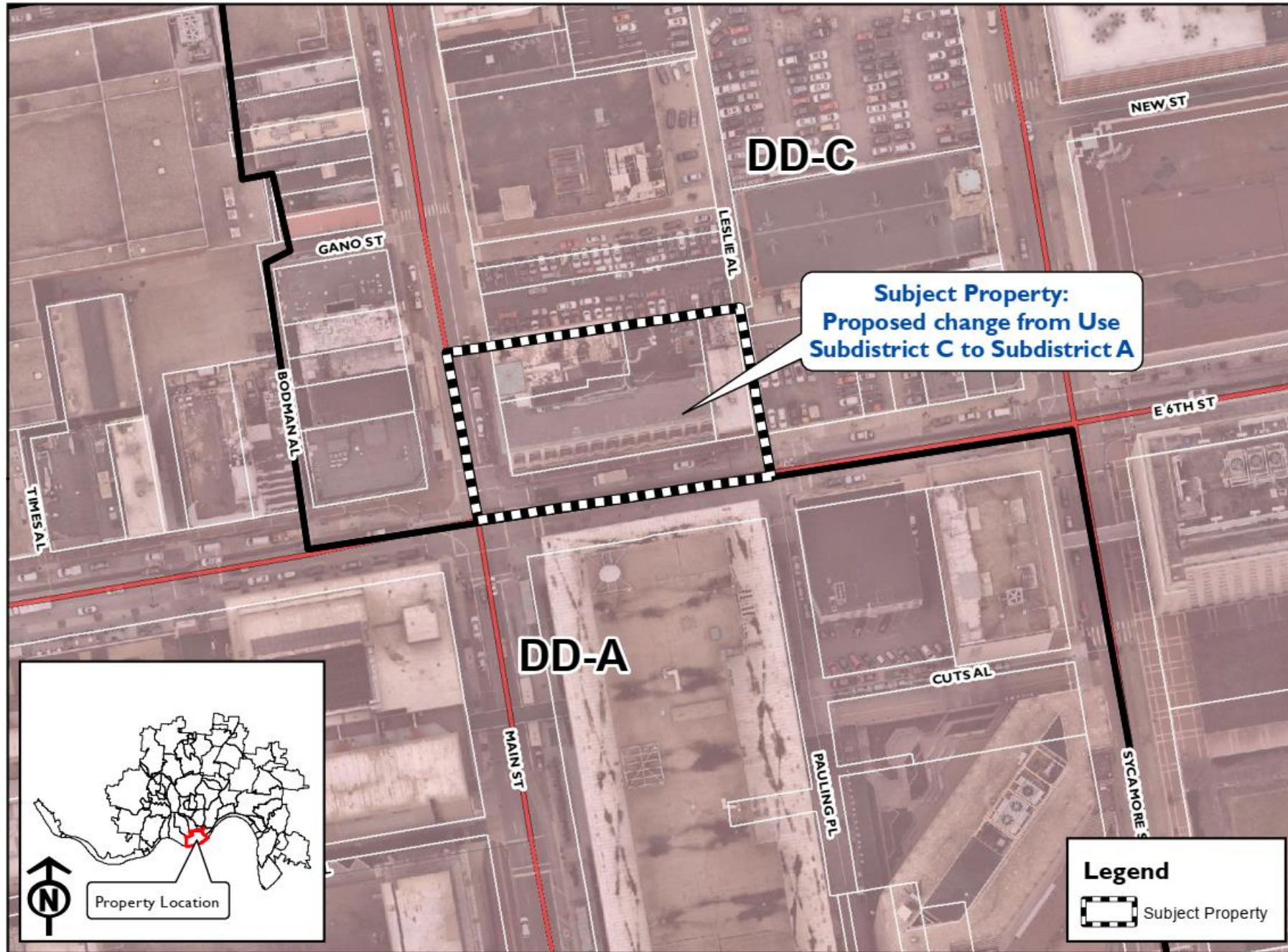
- On November 30, 2020 – Cincinnati Council approved tax abatements for the renovation of the Gwynne Building, located at 602 Main Street into a hotel
 - The Pendry Cincinnati, planned to open in 2023
- Located in the Downtown Use Subdistrict DD-C: Downtown Support
 - Within the Main Street Local Historic District
- The DD-C: Downtown Support Use Subdistrict does not permit hotels





Use Subdistrict Overlay
Map 1411-05

Proposed Changes to Cincinnati Zoning Code: Table I41 I-05 at 602 Main Street in the CBD



PROPOSAL

- The applicant is requesting a change to Downtown Development Use Subdistrict Map 1411-05 from DD-C to DD-A to permit the use of a hotel at 602 Main Street (The Gwynne Building)
 - ~167 rooms
 - 6,500 square feet of meeting space, including 3,000 square foot ballroom, 9,500 square feet of renovated ground floor retail space
 - Fitness center
 - Lounges, restaurant, rooftop beer garden and café
 - ~ \$54,000,000 investment

PUBLIC COMMENT

- Notices sent to property owners within a 400-foot radius and Downtown Residents Council (DRC)
- Letter of support from Downtown Residents Council
- Virtual Staff Conference held on August 2, 2021
 - Members of the applicant team and City Staff
 - Two members of the public who were in support
 - One question about the difference between DD-C and DD-A

CONSISTENCY WITH *PLAN CINCINNATI* (2012)

SUSTAIN INITIATIVE AREA

- **Goal 2:** Preserve our natural and built history”
- **Strategy:** “Preserve out built history”

CONCLUSIONS

- Cincinnati City Council has approved tax abatements for a hotel at this location
- The uses and development standards of the DD-A district are compatible with the surrounding uses and built environment of 602 Main Street
- The Downtown Residents Council supports this change
- The recommended modification to Downtown Use Subdistrict Overlay Map 1411-05 is consistent with *Plan Cincinnati* (2012)

RECOMMENDATION

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

APPROVE the modification to Downtown Use Subdistrict Overlay Map 1411-05 to change the permitted uses of 602 Main Street from Subdistrict C – Downtown Support (DD-C) to Subdistrict A – Downtown Core (DD-A) in the Central Business District