

# THE STREET WHERE I LIVE!

Why Proposed Removal of Density Restrictions Won't Cure Cincinnati's Affordable Housing Woes?

A PowerPoint Presentation by:  
Deborah R. Mays

## **THIS IS WHERE I LIVE!**

**Good afternoon, my name is Debbie Mays ... Welcome to the street where I live (which is the 500 block of East 12<sup>th</sup> in the Pendleton Historic District).**



# The Street Where I Live!

I live in a dense area ...and I do not want it to get worst!!!





**THE VERDIN  
BELL EVENT  
CENTRE IS  
LOCATED ON  
THE  
SOUTHWEST  
CORNER OF  
EAST 12<sup>TH</sup> AND  
PENDLETON**

**This area does not have Residential Permit Requirements. There are loading areas for the Verdin Bell Event Centre. Therefore, there is no free street parking.**



## 500 BLOCK OF EAST 12<sup>TH</sup> HEADING TOWARD READING ROAD



This intersection is across the street from the Hard Rock Casino visitors' auto entrance. There is no Residential Permit Requirements, because this half of East 12<sup>th</sup> is the Commercial Section. It, too, is usually filled with cars down to the "Do Not Enter" sign.



**PARKING SHORTAGES  
WITHIN THE 500  
BLOCKS OF EAST 12<sup>TH</sup>  
... AND EAST 13<sup>TH</sup>!**



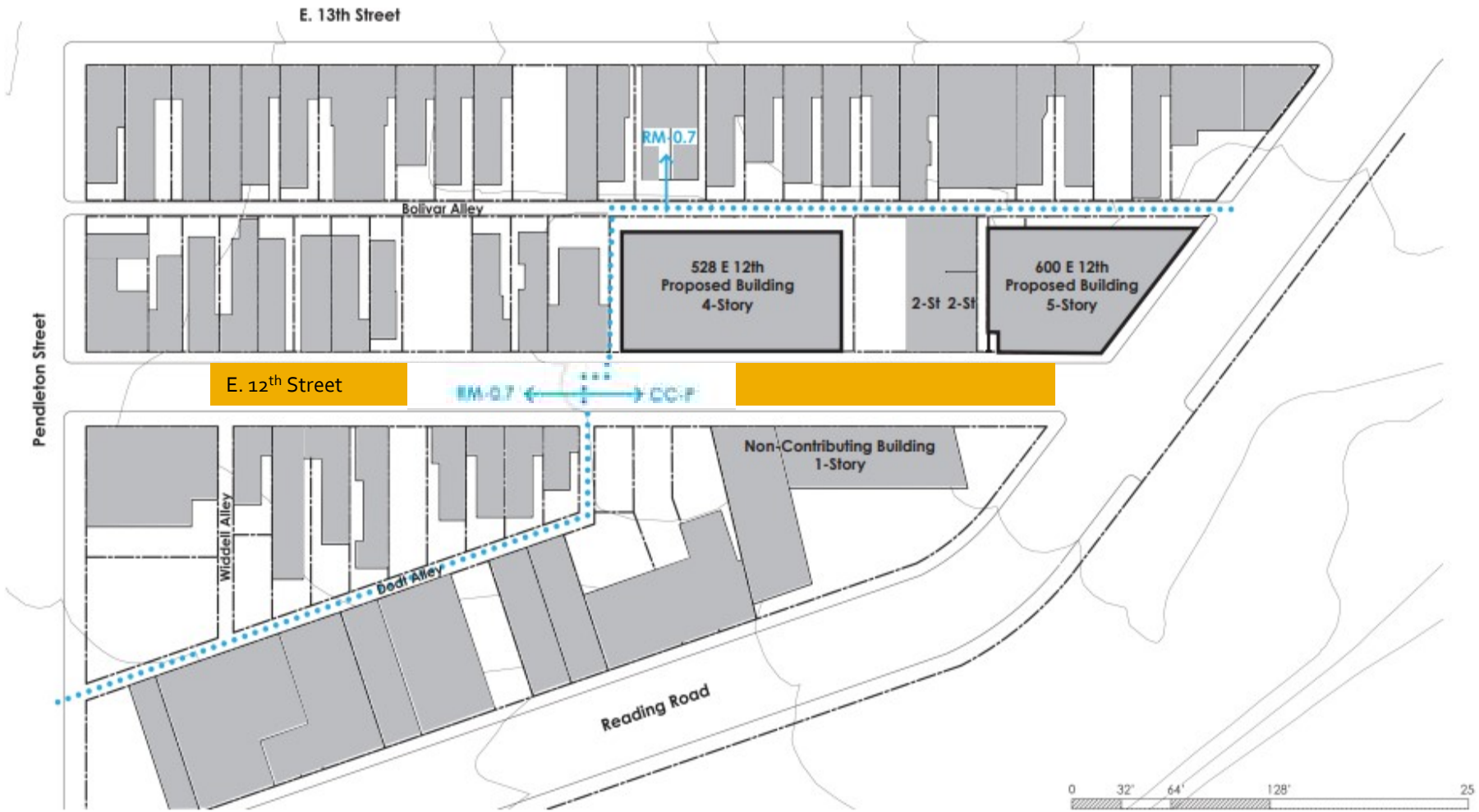
**Narrow 500 Block of East 12<sup>th</sup> St, Parking full**

**500 Block of East 13<sup>th</sup> St, Parking full**



**Narrow, small scale 500 Block of East 12<sup>th</sup> St, packed with cars**

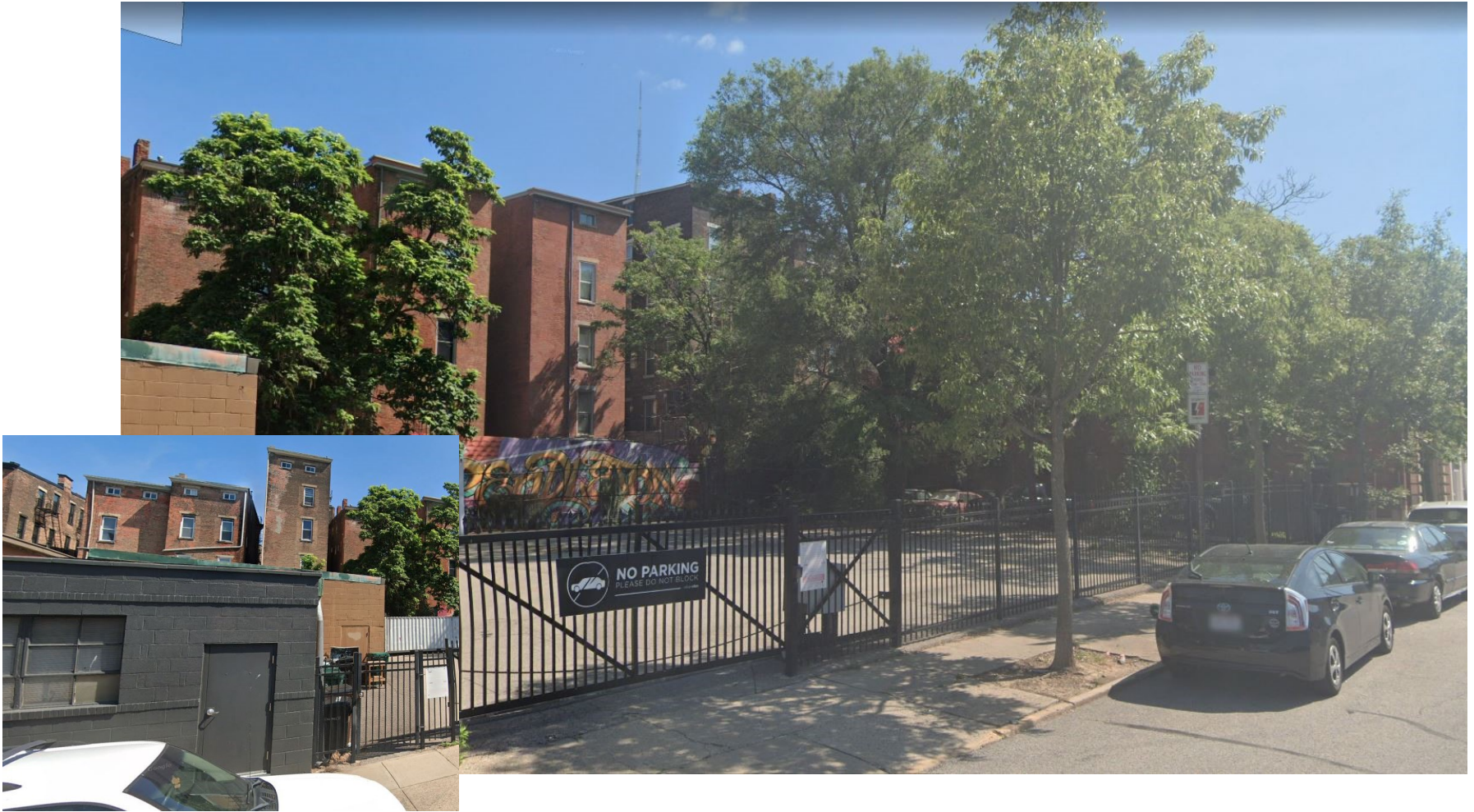
# Cincinnati Zoning Codes for 500 Block of East 12th



Left Side of East 12<sup>th</sup> St. is Residential Section (RM-0.7). Right Side of East 12<sup>th</sup> St. is Commercial Section.



## 528 East 12<sup>th</sup> Street



A proposal was made to build a new 33-unit, infill apartment building.



## 600 East 12<sup>th</sup> Street



A proposal was made to build a new 23-unit, infill apartment building. That brings the total to 56 new units.

# Summary of Proposed Zoning Codes Text Amendments

## Section 1405-07 “Development Regulations – Multi-Family”

- Changes the minimum lot size requirement of 700 square feet per residential unit for two-family and multi-family dwellings in the Multi-Family 0.7 (RM-0.7) zoning district to 350 square feet per residential unit. This proposal also limits the height from unlimited to a maximum of 50 feet.

## Section 1409-09 “Development Regulations – Commercial Districts”

- Removes the minimum lot size requirement of 700 square feet per residential unit (new construction) in all Commercial zoning districts.
- Removes the minimum lot size requirement of 500 square feet per residential unit (using an existing building) in all Commercial zoning districts.

Note: Based on “Proposal Removal of Density Restrictions Report” by Cincinnati City Planning & Engagement

**WHEN YOU CALCULATE THE PRECEDING DATA INTO REAL TERMS:**

- **AT 528 EAST 12<sup>TH</sup> STREET, 19 UNITS ARE ALLOWED BY THE CURRENT ZONING CODE. THE DENSITY VARIANCE WAS GRANTED TO BUILD 33 UNITS (14 MORE THAN ALLOWABLE).**
- **AT 600 EAST 12<sup>TH</sup> STREET, 14 UNITS ARE ALLOWED BY THE CURRENT ZONING CODE. THE DENSITY VARIANCE WAS GRANTED TO BUILD 23 UNITS (9 UNITS MORE THAN ALLOWABLE).**
- **THE NUMBER OF UNITS IS BASED ON THE SQUARE FOOTAGE OF THE LOT. BOTH PROJECTS ALSO RECEIVED VARIANCES TO REDUCE THE REAR SETBACK AND BUILD CLOSER TO THE ALLEY.**
- **IF THE VARIANCES ARE REJECTED (AND THE 23 UNITS ARE REMOVED), THE PROJECT IS NO LONGER ELIGIBLE TO BE CONSIDERED FOR LOW-INCOME HOUSING TAX CREDITS.**



**CURRENT SUBSIDIZED HOUSING EXISTING WITHIN THE  
500 BLOCK OF EAST 12TH**



500-502 East 12<sup>th</sup> Street



511 & 513 East 12<sup>th</sup> Street

**Low-Income Housing Tax Credit & Tax Abatement Apartments**



**Another Low-Income  
Housing Tax Credit & Tax  
Abatement Apartments**

**521-523 East 12th Street**



**Most Recent Tax  
Abatement  
Apartments**

**526 East 12<sup>th</sup> Street**



# **QUALITY OF LIFE CONCERNS**



Bolivar Alley – too narrow for access to handicap accessible parking



To the right: Elevated patio at the rear of 526 E. 12<sup>th</sup> St. looking toward existing building at 528 E. 12<sup>th</sup> St.

**BOLIVAR ALLEY LOCATED  
BETWEEN E12TH AND  
E13TH STREETS**





# A FIRE LADDER TRUCK COULD NOT FIT IN BOLIVAR ALLEY TO ACCESS REAR OF BLDG.?

VIEW FROM 528 E 12<sup>TH</sup> PARKING LOT TO REACH E 13<sup>TH</sup> APT





CLOSER VIEW  
OF FIRE TRUCK  
LADDER  
EXTENDED TO  
533 E13TH  
REAR  
APARTMENT  
WINDOW





# SEWAGE REMOVAL SERVICE ON A NARROW E 12<sup>TH</sup> ST



A large service truck (i.e., a garbage truck) completely blocks entire street for hours.



## TRASH STORAGE AREA

Old Management allowed trash containers to be stored in middle of rear Courtyard.



511 & 513 East 12<sup>th</sup> St. Courtyard



511 & 513 East 12<sup>th</sup> St. southeast

New Management decided to store trash containers along southeast property line.

**VIEW OF 500 BLOCK EAST 12<sup>TH</sup> STREET RESIDENTIAL SECTION PARKING**



**Parking Shortages ... Residents often park in No Parking Zones**



**VIEW OF 500 BLOCK OF EAST 12<sup>TH</sup> STREET COMMERCIAL SECTION PARKING**



**Parking Shortages ... Residents often park in No Parking Zones**



**PENDLETON  
HISTORIC  
FIREHOUSE  
-- ONLY  
HISTORIC  
STRUCTURE IN  
COMMERCIAL  
SECTION OF  
500 BLOCK OF  
EAST 12<sup>TH</sup> ST.**



**New infill building should respect the nearby historic structures and follow Historic Preservation Guidelines.**

## CLOSING THOUGHTS

I WISH TO CLOSE BY REPEATING THE FOLLOWING THOUGHTS ...  
PENDLETON DOES NOT NEED TO INCREASE ITS HOUSING SUPPLY.  
THERE IS STILL AN OVERSATURATION OF TOO MANY LOW-  
INCOME HOUSING TAX CREDIT PLUS TAX ABATEMENTS PROJECTS  
WITHIN THE 500 BLOCKS OF EAST 12<sup>TH</sup> AS WELL AS EAST 13<sup>TH</sup>  
STREETS.

I SUGGEST OUR CITY INVEST NECESSARY FUNDING TO HIRE  
ZONING, DENSITY AND PLANNING EXPERTS TO CONDUCT A  
COMPREHENSIVE STUDY THAT PRIORITIZES ALL 52  
NEIGHBORHOODS BASED ON INDIVIDUAL COMMUNITY NEEDS!!!

THANK YOU!!!