

**Honorable City Planning Commission
Cincinnati, Ohio**

**ITEM 2
July 18, 2025**

SUBJECT: A report and recommendation on a proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.

GENERAL INFORMATION:

Location: 1813 Race Street, Cincinnati, OH 45202

Petitioner: Arcx Studio
1616 Vine Street
Cincinnati, OH 45202

Property Owner: City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Plat
- Exhibit C Legal Description
- Exhibit D Proposed Development
- Exhibit E Letter of Support from the Over-the-Rhine Community Council
- Exhibit F Additional Correspondence

BACKGROUND:

Arcx Studio, on behalf of the Corporation for Findlay Market (CFFM), is requesting a zone change located at 1813 Race Street in Over-the-Rhine from Park and Recreation (PR) to Commercial Community-Pedestrian-Transportation Corridor (CC-P-T). The proposed zone change would permit the development of an office building for CFFM operations, which would include an event room, a maintenance garage, a space for people to pick up orders from the Findlay Market shopping application, a preparation space for Jane's at Findlay Market, and waste management facilities. The subject property is comprised of six parcels to be consolidated into a single parcel with an area of approximately 0.3709 acres (Exhibit B). The property is set to be leased or sold by the City to CFFM; the terms of the lease/sale are currently being negotiated. The sale of City-owned property will be reviewed by the City Planning Commission and City Council at a later date.

The existing zoning designation of PR does not permit the proposed uses as it is designed to preserve and enhance public parks and natural areas. This designation does not reflect the site's existing use as a parking lot. The proposed CC-P-T designation would permit the proposed uses and better reflect the existing form and character of the area. If the zone change from PR to CC-P-T is approved, the project will still require a Certificate of Appropriateness and zoning relief for various project elements from the Historic Conservation Board. The applicant team is working with the Urban Conservator to ensure the plans comply with the conservation guidelines.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned Park and Recreation as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Three-story mixed-use building with commercial uses on the ground floor and residential units on upper levels

East:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Three- and four-story mixed-use buildings with commercial uses on the ground floor and residential units on upper levels

South:

Zoning: Commercial Community – Pedestrian – Transportation Corridor (CC-P-T)
Existing Use: Four-story mixed-use building with a restaurant on the ground floor and condos on upper levels. Findlay Market is directly south of the subject property.

West:

Zoning: Park and Recreation (PR)
Existing Use: Surface parking lot used for Findlay Market

PROPOSED DEVELOPMENT:

The proposed zone change would allow for the future construction of an office building for the Corporation for Findlay Market. The Operations Center building is proposed to be four stories with a footprint of about 5,600 square feet (Exhibit D). The first floor will largely serve the shopping application and contain maintenance facilities. Floors two and three will be primarily offices and storage, as well as some meeting spaces. Finally, the fourth floor will be largely building support and space for merchants, vendors, Findlay Kitchen, community support, and meeting space.

In addition to the Operations Center, the proposed development includes a waste management yard and landscape buffer north of the building. Currently, Our Daily Bread—a non-profit soup kitchen and social center at 1730 Race Street—has an arrangement with CFFM wherein Our Daily Bread can rent use of the dumpster and cardboard recycling, as well as use the compost facilities free of charge. The incorporation of the waste management area in the site plan allows CFFM to maintain this arrangement with a valuable community resource. This waste management use is considered an accessory use to the office building and is therefore permitted under the proposed CC-P-T zoning district. Since the subject property is within the Over-the-Rhine Historic District, the proposed plans will be reviewed by the Historic Conservation Board.

COORDINATED SITE REVIEW:

The proposed project was reviewed by City departments through the Coordinated Site Review process in April 2025. Staff from the Department of City Planning and Engagement recommended a zone change from PR to CC-P-T to facilitate the development. Additionally, the Zoning Division highlighted the need for zoning relief and approval from the Historic Conservation Board to obtain permits for the development. The applicant team is in communication with the Urban Conservator to ensure consistency with the Over-the-Rhine Historic District conservation guidelines.

The Department of Transportation and Engineering (DOTE) identified issues with the proposed site plan regarding right-of-way encroachments and parking spaces along Race Street that are not permitted. The applicant team worked with DOTE to revise the site plan and ensure compliance.

PUBLIC COMMENT AND NOTIFICATION:

The applicant team engaged the Over-the-Rhine Community Council (OTRCC) by attending the community council's meeting on June 23, 2025. The applicant team presented the zone change request and requested a letter of support. The OTRCC passed a resolution to support the applicant's request for a zone change after the council membership held a vote with 24 in favor, 13 against, and 1 abstention (Exhibit E).

A public staff conference was held on July 2, 2025. Notice was sent to all property owners within 400 feet of the subject property as well as the Over-the-Rhine Community Council. Concerns were expressed by the owners of the City Lofts at Findlay Market condominiums located directly south of the subject property at 100 W. Elder Street. Currently, the balconies on the north wall of the four condos have an unobstructed view of the Clifton hill, and the proposed development would interrupt those views. Other concerns included the potential obstruction of Sellev Alley during construction, increased truck traffic in the alley, and privacy concerns regarding views from the offices into the private residences. Members of the applicant team addressed these concerns and confirmed they would communicate with the condo owners moving forward.

The Executive Director of Our Daily Bread (ODB) sent a statement of support for the project, noting that the proposed project was "thoughtful and necessary" and an efficient use of space in an area with such limited land. Furthermore, ODB cited the inclusion of waste management facilities, so that Our Daily Bread can continue renting the dumpster and cardboard recycling facilities from CFFM and using the compost facilities free of charge (Exhibit F).

Notice of the City Planning Commission meeting was also sent to all property owners within 400 feet of the subject property, the Over-the-Rhine Community Council, and all attendees from the public staff conference. All additional correspondence received regarding the proposed zone change can be found in Exhibit F.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change for the purpose of consolidating the operations of the Corporation for Findlay Market (CFFM) into one new building at 1813 Race Street is consistent with various elements of *Plan Cincinnati*. Firstly, it is consistent with the Compete Initiative Area's strategy to "grow our own" by focusing on retention, expansion, and relocation of existing businesses" and the action step therein to "foster innovation and entrepreneurship" (p. 104). Until recently, CFFM's operations took place in three separate spaces, but the office space is set to be demolished as part of the City's plan for the new Crossroad Health Center. The relocation and consolidation of these activities will allow CFFM to remain near the market and continue its many programs that support many minority-owned businesses. It is also consistent with the Compete Initiative Area's strategy to "target investment to geographic areas where there is already economic activity," as the Over-the-Rhine neighborhood is a vibrant area that has seen tremendous growth and investment in recent years (p. 115).

Secondly, the proposed zone change supports the Live Initiative Area action step to “promote the civic experiences and public events that make Cincinnati unique” as Findlay Market is a unique gem in the City of Cincinnati (p. 151). This zone change would support a more efficient use of land and allow for the continued operation of CFFM, which brings invaluable programs and activities to the area. The proposal is also in keeping with the action step to “increase mixed-use, compact walkable development throughout the basin...and along transit corridors,” because the area is served by multiple bus routes and the Connector (p. 157).

The proposed zone change supports the Collaborate Initiative Area action step to “make our community organizations the foundations for neighborhood change” and the Sustain Initiative Area strategy to “make sustainable access to fresh, healthy food a priority in all neighborhoods” as CFFM is a valuable community partner that promotes equity and food access in Cincinnati (p. 210, 190). In 2024, CFFM distributed \$88k in SNAP Benefits and Produce Perks, delivered 21k pounds of fresh produce through the Produce Prescription Program, and diverted over 350k pounds of waste from landfills (Exhibit D). Changing the zoning designation of the subject property from PR to CC-P-T to facilitate the construction of a new operations building will support the growth of the organization and help support its future success.

Brewery District Master Plan (2013)

The subject property is within the McMicken & Findlay North Neighborhood Zone as outlined in the 2013 *Brewery District Master Plan*. The proposed development is in alignment with the vision for the zone which states, “this area should continue allowing a wide range of uses” and that “new construction should be a minimum of 2-stories, and not taller than 5 stories” (p. 54). The zone change would facilitate the type of “medium density, mixed use, pedestrian oriented” development that was envisioned in the plan (p. 54).

ANALYSIS:

The subject property at 1813 Race Street is currently used as a surface parking lot and waste management site in a vibrant, mixed-use area along major corridors. This is an inefficient use of valuable property. The existing zoning district PR is inconsistent with the surrounding zoning and current use and does not allow for the types of multi-story mixed-use buildings that surround the property. The proposed zoning designation CC-P-T is consistent with the adjacent zoning and supports walkable, dense, and productive commercial uses that are appropriate for the area.

The proposed zone change will permit the planned construction of an operations building for the Corporation for Findlay Market, which is essential for the continued success of this community asset. Currently, CFFM’s storage, offices, and programs are conducted in three separate spaces which are not controlled by the organization. This has led to the loss of office space and potential loss of storage space. Permitting the construction of this new building will help repair the urban fabric along this block and support a key organization in Cincinnati.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment with regards to allowable uses, building scale, massing, and adjacent zoning districts.

2. It is consistent with *Plan Cincinnati* (2012) within the Compete, Live, Sustain, and Collaborate Initiative Areas, specifically regarding the importance of supporting local organizations, developing within areas with existing economic activity, and improving access to fresh and healthy foods.
3. The proposed development will activate an underutilized property along the Race Street corridor near a vibrant corner of Over-the-Rhine.

RECOMMENDATION:

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

APPROVE the proposed zone change from Park and Recreation (PR) to Commercial Community – Pedestrian – Transportation Corridor (CC-P-T) at 1813 Race Street in Over-the-Rhine.

Respectfully submitted:



Sophia Ferries-Rowe, City Planner
Department of City Planning and Engagement

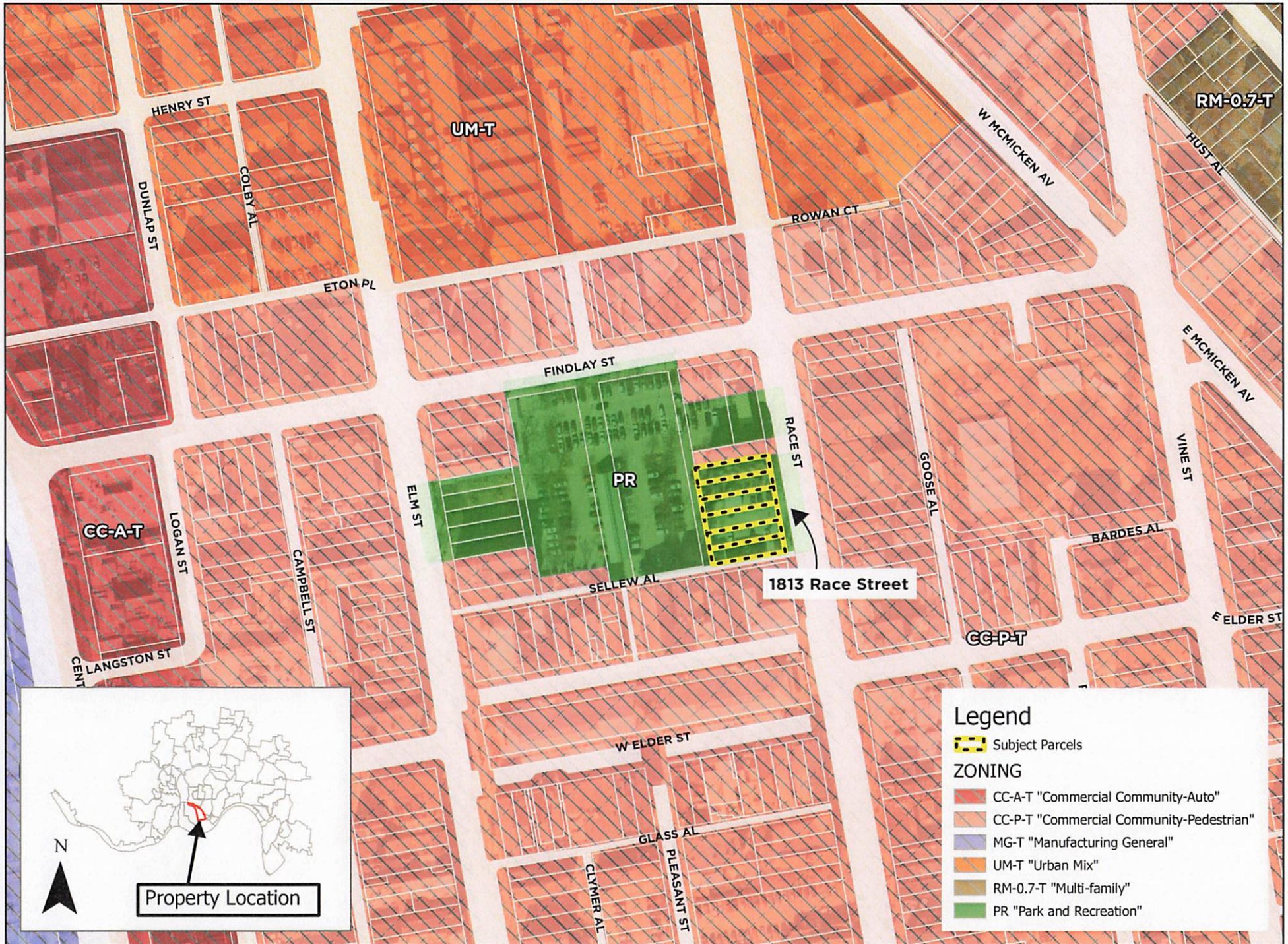
Approved:



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

Proposed Zone Change from PR to CC-P-T in Over-the-Rhine

Exhibit A

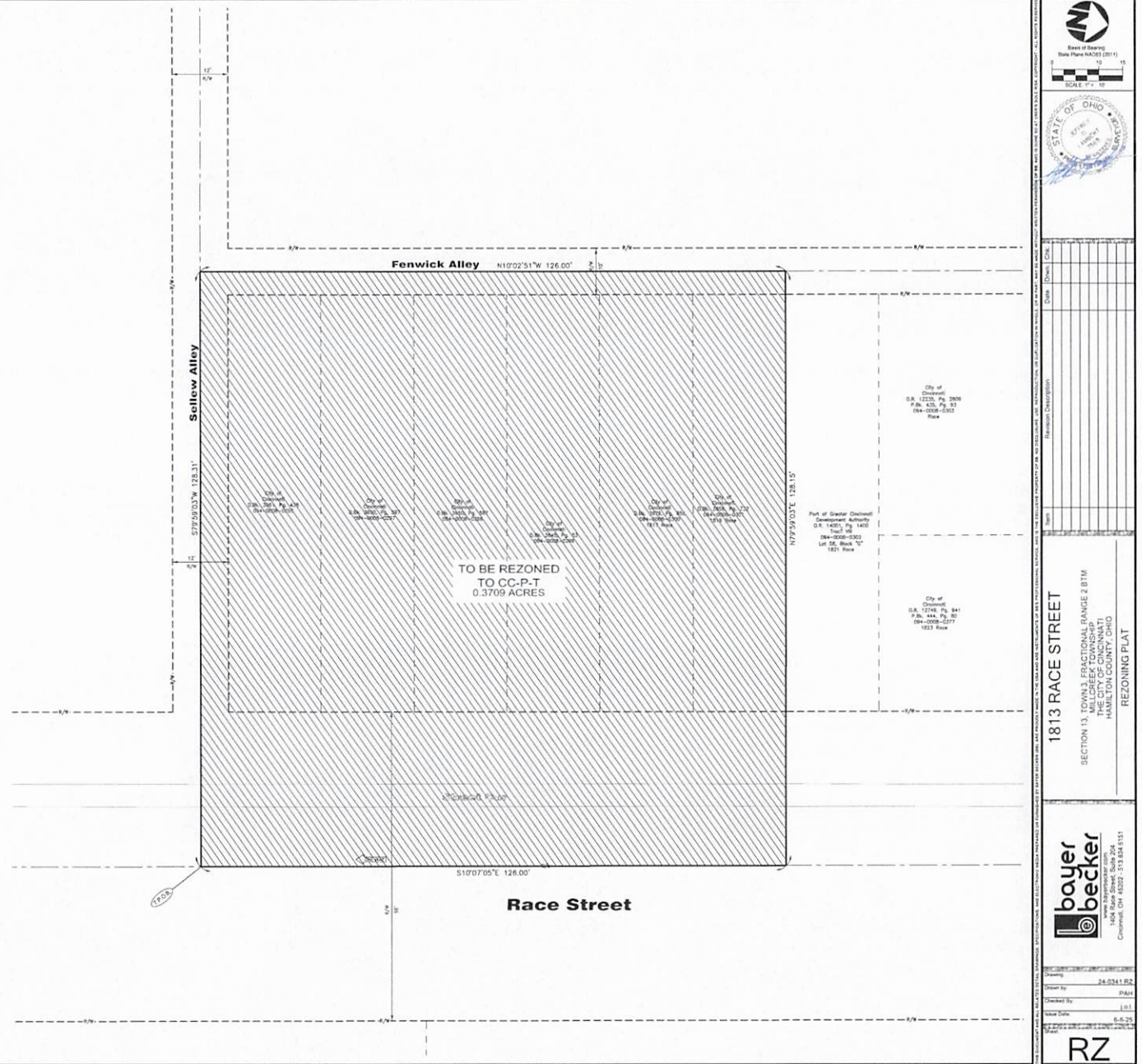




LEGEND

 Set Crops Notch

 Area to be Resized



Date: June 6, 2025
Description: 1813 Race Street
Rezoning
Location: City of Cincinnati,
Hamilton County, Ohio



Situated in Section 13, Town 3, Fractional Range 2, Between the Miamis, Millcreek Township, the City of Cincinnati, Hamilton County, Ohio and being 0.3709 acres to be rezoned to CC-P-T and further described as follows:

Begin at the intersection of the centerline of Race Street and the centerline of Sellow Alley, said intersection being the True Point of Beginning;

thence, from the True Point of Beginning, departing the centerline of said Race Street and with the centerline of said Sellow Alley, South 79° 59' 03" West, 128.31 feet to the intersection of Fenwick Alley;

thence, departing the centerline of said Sellow Alley and with the centerline of said Fenwick Alley, North 10° 02' 51" West, 126.00 feet;

thence, departing the centerline of said Fenwick Alley, North 79° 59' 03" East, 128.15 feet to the centerline of said Race Street;

thence, with the centerline of said Race Street, South 10° 07' 05" East, 126.00 feet to the True Point of Beginning containing 0.3709 acres of land of which 0.1230 acres is right of way.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description is a complete, proper and legal description of the property by deeds and plats of record.



Corporation for Findlay Market Operations Center

Findlay Market's Community Impact

For 173 years, Findlay Market has served the OTR neighborhood and the Cincinnati community by providing equitable access to fresh food and empowering diverse small businesses in order to steward a vibrant public market for current and future generations.

2021-2023 Economic Impact: **\$370MM**

2024 Market Stats

\$88k in SNAP benefits & Produce Perks distributed

21k lbs fresh produce delivered through
Product Prescription Program

40k lbs food waste diverted from landfills

40k lbs recyclable waste diverted from landfills

300k lbs cardboard waste diverted from landfills

65 full-time merchants

1100 jobs created or supported

\$9MM taxes generated in CFFM and vendor operations

Findlay Kitchen Stats

280+ businesses have utilized the space

90% of those being women, BIPOC or immigrant-owned

Outdoor Market

62 women owned business

20 black-owned businesses

10 Latinx-owned businesses

5 LGBTQIA+ owned businesses

5 AAPI-owned businesses

3 immigrant-owned businesses

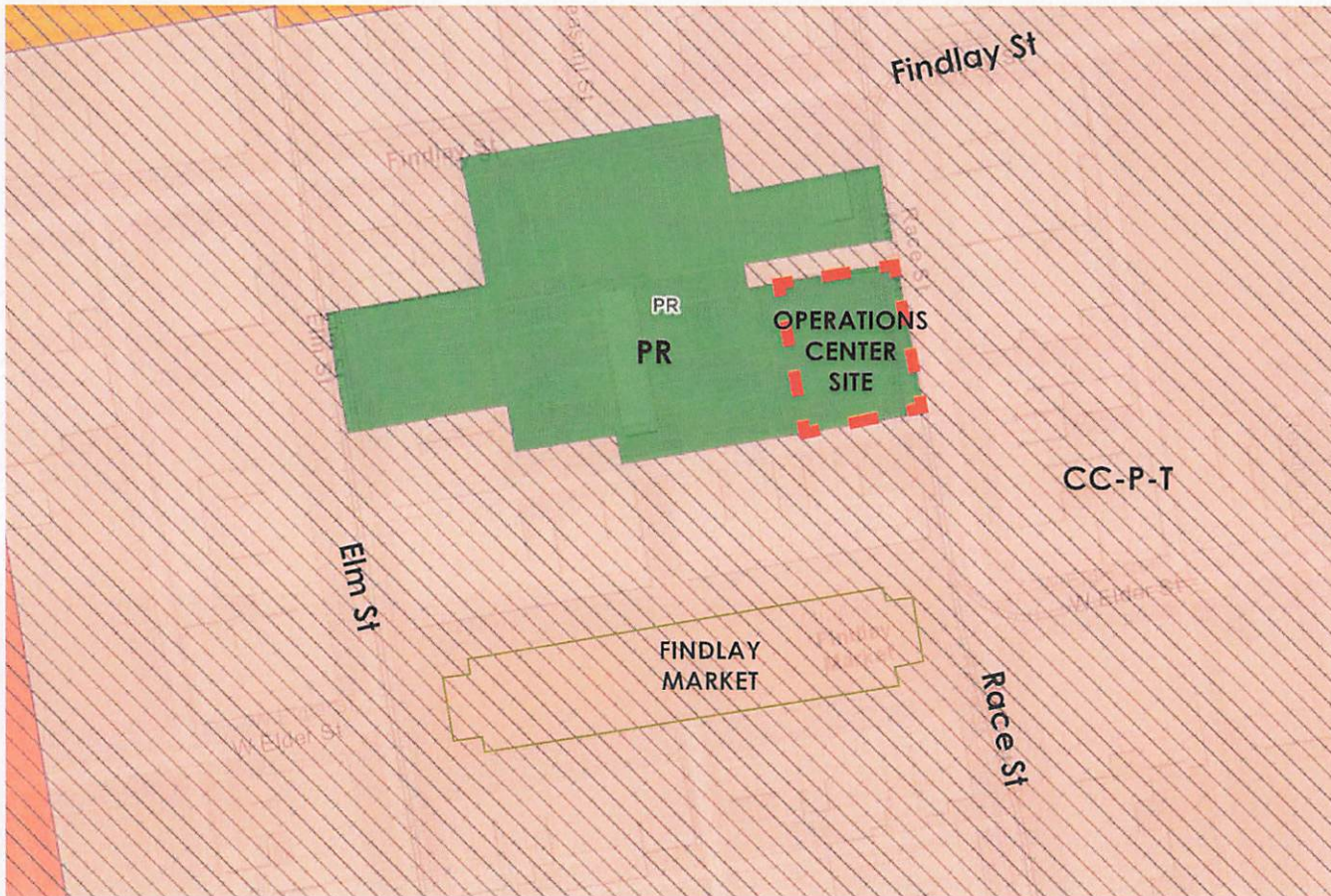
Annual Activities

100+ Free music performances

125+ Tours

20+ Free sampling events

Zoning Map



Intent

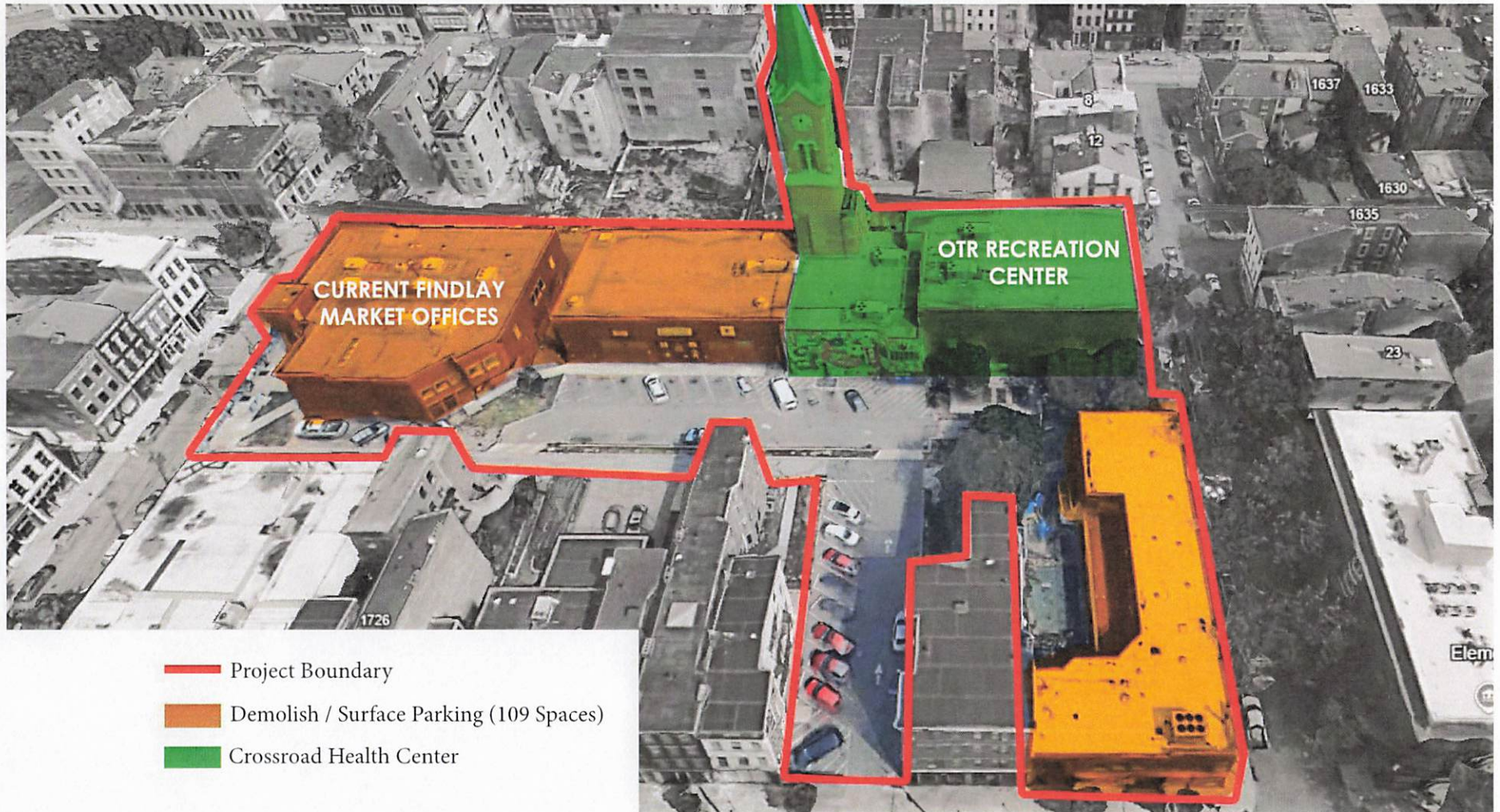
To provide information on the upcoming Findlay Market Operations Center Project.

Corporation for Findlay Market is seeking a letter of support from OTRCC for:

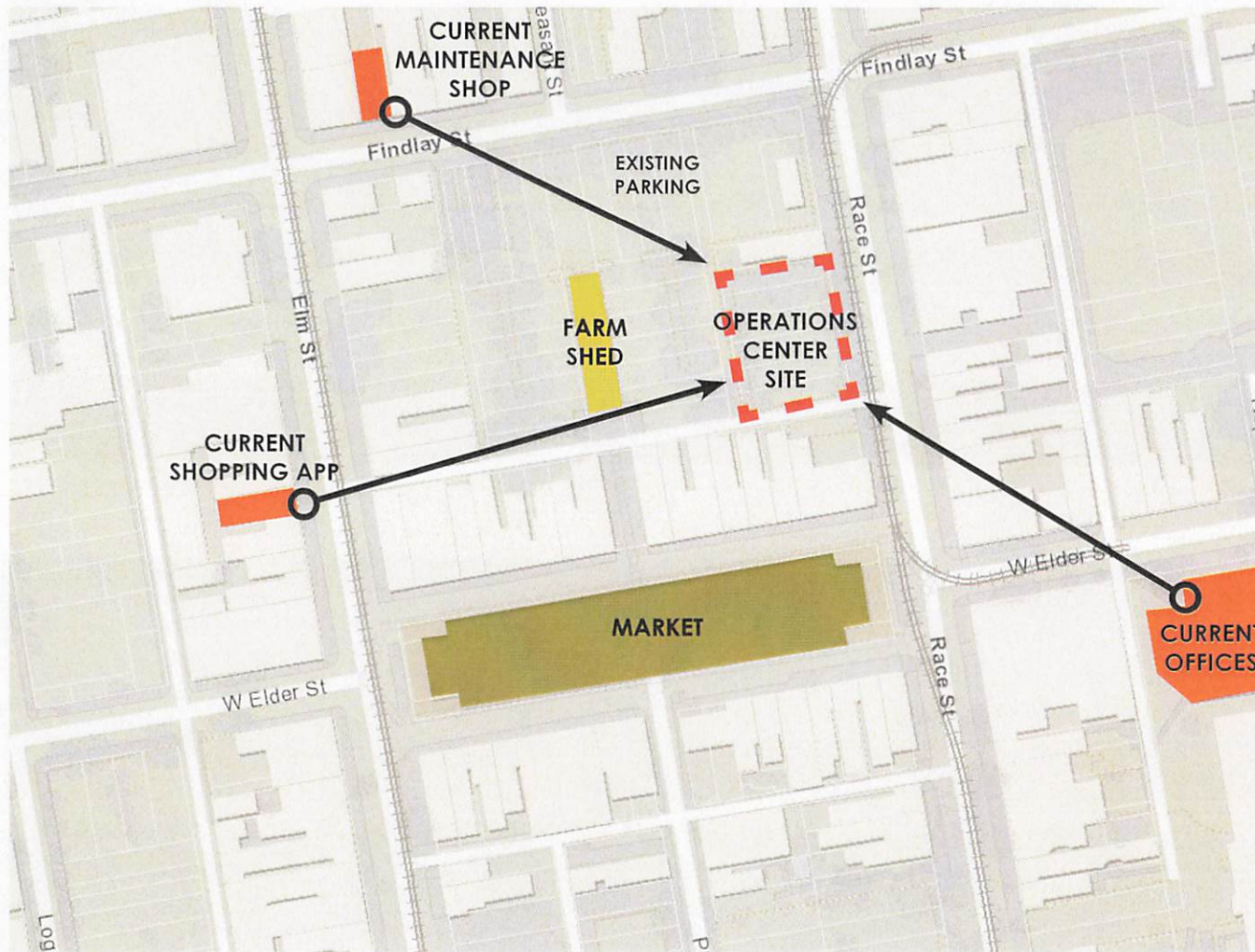
- a)** the approval of site control (sale or lease) of City-owned property to The Corporation for Findlay Market and
- b)** the zone change of (6) parcels from PR Park & Recreation to CC-P-T Commercial Community-Pedestrian-Transportation

OTRCC voted in support during their June 23rd meeting.

Current Nearby Development Plan



Project Site



Project Goals

Consolidate CFFM operations

Support Merchant needs
 -cooler & dry storage
 -mother's room
 -event & meeting space

Ability to host events
 -Merchant meetings
 -Findlay Launch
 -Market programs

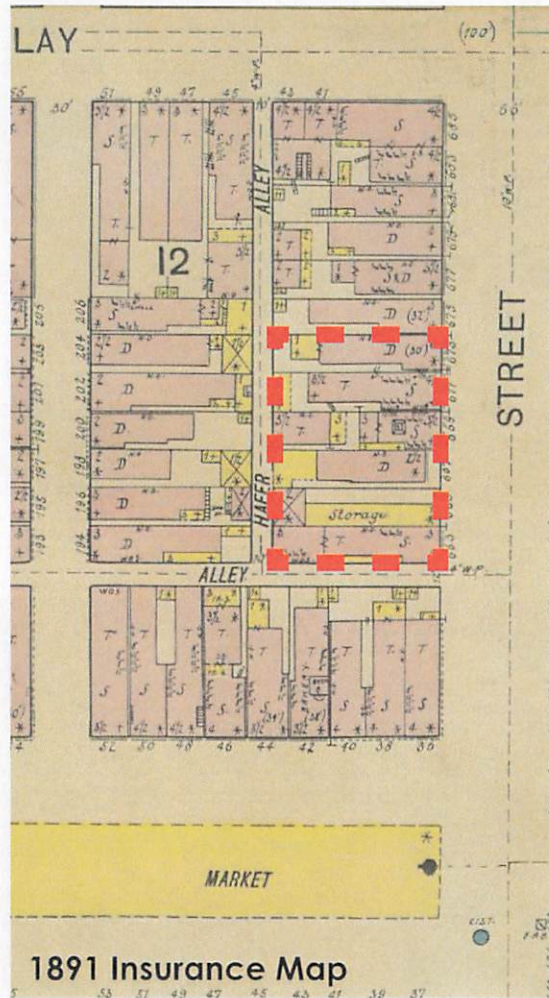
Community Benefits

Infill density along Race St.
 where historic buildings once stood

Highlight history of the market
 along the storefront

Better use of site

Historic Map



Existing Use



Existing Site Functions

- public recycling bin
- cardboard recycling
- waste dumpsters
- compost bins
- storage containers
- parking

Site Functions to Remain

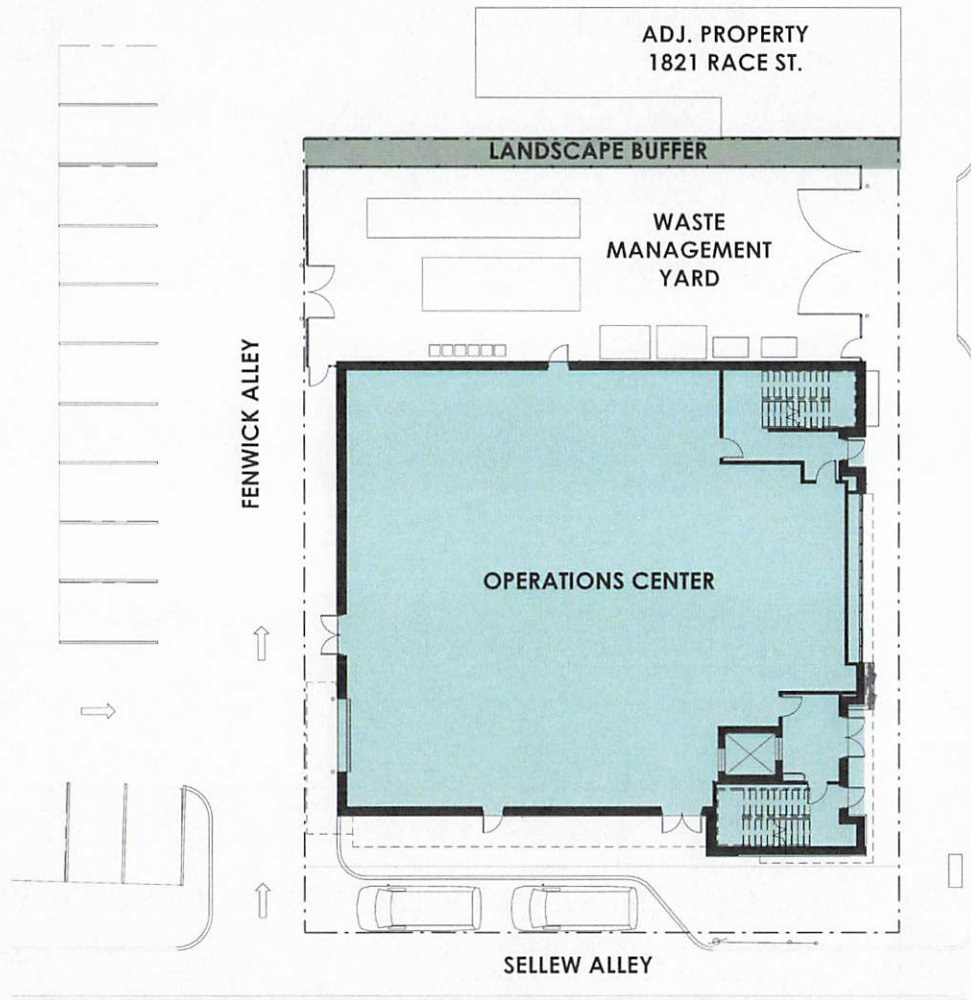
- public recycling bin
- cardboard recycling
- waste dumpsters
- compost bins

Operations Center

Building Functions

- Maintenance & Facilities Shop
- Merchant Cool/Dry Storage
- Merchant Training Space
- Vendor Office Space
- Findlay Learn Class Space
- Community Group Space
- Event Room
- Offices / Storage
- Events & Maint. Storage
- Shopping App Distribution

Site Plan & Building Overview



Building Overview

4-story
21,000 GSF
LEED Certified Goal

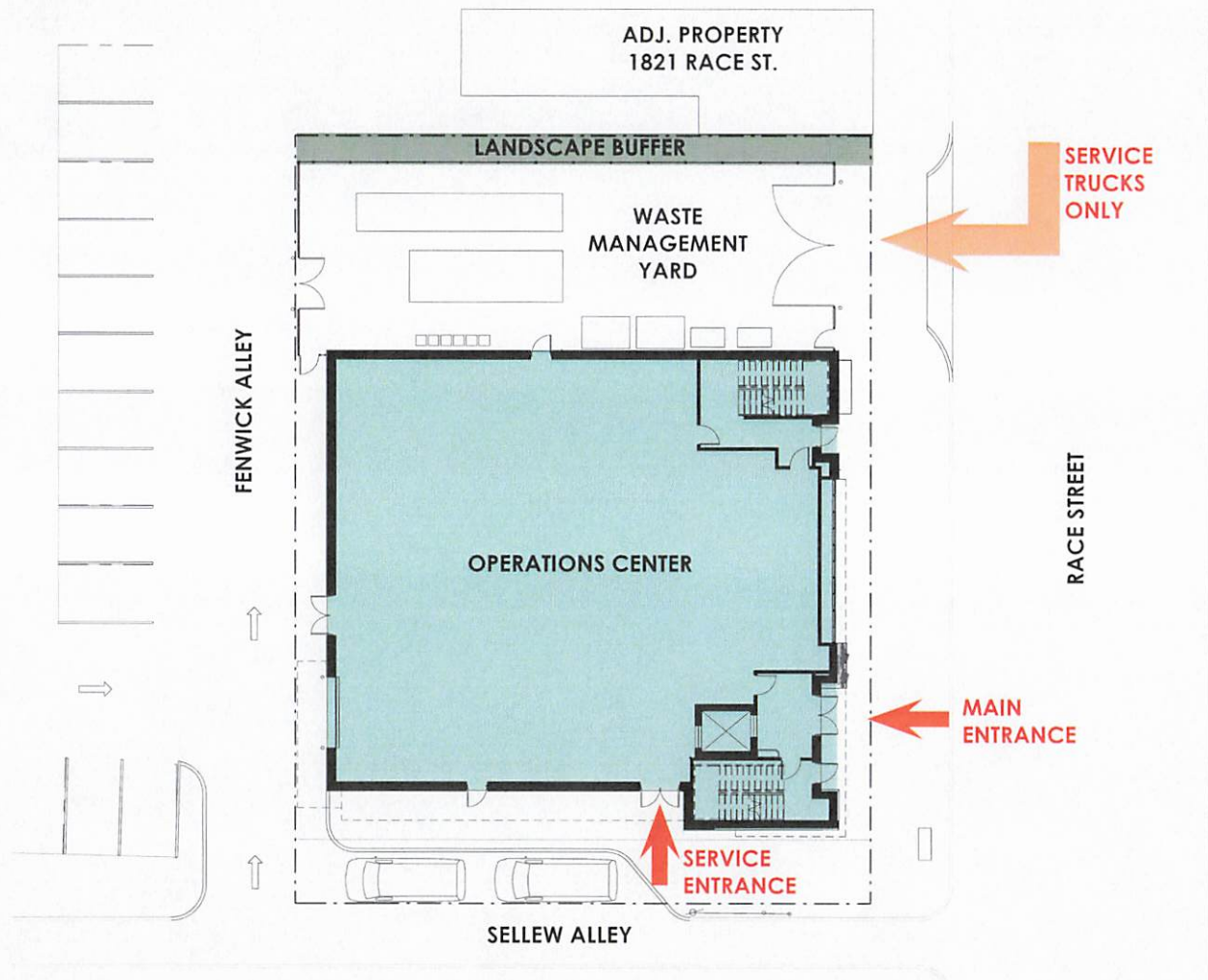
Level 01: 5,637 SF

Level 02: 5,433 SF

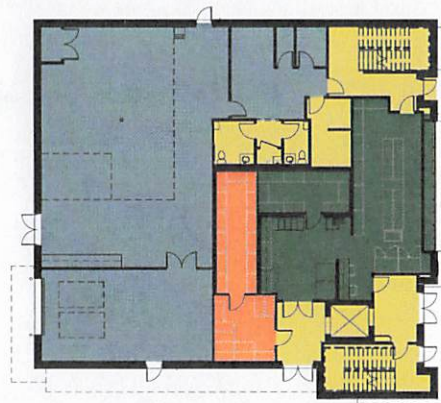
Level 03: 5,437 SF

Level 04: 4,489 SF

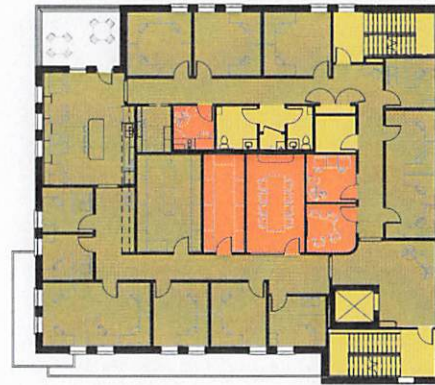
Site Circulation



Floor Plans



LEVEL 1



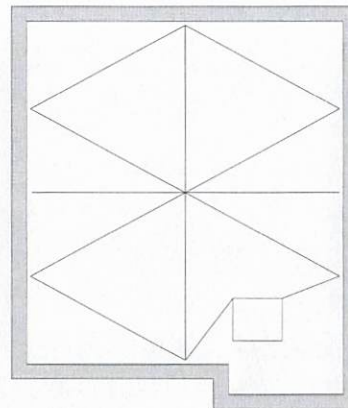
LEVEL 2



LEVEL 3



LEVEL 4



ROOF

Legend

- Maintenance & Facilities
- Merchant, Vendor, Findlay Kitchen, Community Support & Meeting Space
- Offices & Storage
- Building Support & Vertical Circulation
- Shopping App



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

June 26, 2025

Director of City Planning and Engagement
City of Cincinnati
801 Plum St,
Cincinnati, OH 45202

Sent Via Email

New Findlay Market Administration Center

Dear Director,

This informs you that the Over-the-Rhine Community Council has passed a resolution regarding the New Findlay Market Administration Center at its membership meeting on June 23, 2025.

Findlay Market presented their new administration center project. Findlay Market asked for a letter of support in two areas; approval of site control (sale and/or lease) to the Corporation for Findlay Market and approval of zoning change from PR to CC-P-T (to match surrounding areas).

The membership voted to support these requests and provide this letter of support. The vote was 24 in favor, 13 against, 1 abstention.

Respectfully,

A handwritten signature in black ink, appearing to read "K. Hassey".

Kevin Hassey
President
Over-the-Rhine Community Council

From: Rebecca Montag <rebeccam1719@gmail.com>
Sent: Monday, June 23, 2025 10:04 AM
To: Ferries-Rowe, Sophia
Cc: Greg Badger; Jennifer Frost; Brian Frost; Agostino; Becky
Subject: [External Email] 1813 Race St: City Selling Vendor Lot to Developer for Construction of Building

External Email Communication

I am submitting this statement to be considered as a part of the meeting on July 2 at 5pm regarding the sale of 1813 Race St for development purposes.

I am opposed to construction on this site for the following reasons:

1. Our apartments have glass windows the length of the north side of our building. We purchased our apartments with an unobstructed view of green trees and blue skies. With the construction of a 3 or 4-story building the only unobstructed view remaining will be that of the building personnel looking into our homes. Our unobstructed views will become brick.
2. While the surface of the lot with its dumpsters and graffiti is an eye sore, the tree line view is priceless. Our Realtor is not ready to say if or how our property values will be affected, but as owners, we have concerns.
3. Pedestrian traffic in Sellew Alley is frequently difficult as people move in the alley with eyes on everything but vehicle traffic. Adding additional pedestrian foot traffic moving in and out of the building will be difficult. It is not uncommon for me to have to stop as I turn into the Alley/my garage from Race St while pedestrians amble around. And, I have been honked at by a variety of street car operators when this happens. We are grateful to have off-street parking, but have paid for that privilege.
4. Vehicle traffic in Sellew Alley is a major concern for us. We have one garage space for each of our three apartments and the garage apron outside each garage door gives each apartment two spaces. Our first floor business, NOLI, uses one of our visitor parking spots several afternoons each week. Parking & backing are challenging under most circumstances. When everyone is home, backing and maneuvering any vehicle becomes a challenge. The alley, which I believe was paved at the time our garage concrete was poured, is the width of a sidewalk and we try desperately not to back into the utility pole. The drawings I have seen show parking space for two vans on the south side of the proposed building. Under existing conditions how could this work?

Last, I would like to submit there is a much more appropriate lot for this construction. The building setting on this lot is a single-story construction from the 40's or 50's which does not comport with the historic architecture of the neighborhood. Construction on a corner lot would be a much more viable option while building up on that site would not obstruct any existing views. The lot appears to be a bit larger than the Vendor lot which would allow for greater flexibility for loading and maneuvering the Market delivery vans.

We do love the Market.

Becky Montag, President
City Lofts at Findlay Market HOA
100 W Elder St
513-608-9937

From: [Kelly Lanser](#)
Sent: Monday, June 30, 2025 3:41 PM
To: [Ferries-Rowe](#), [Sophia](#); Katie Conner
Subject: [External Email] Fwd: new building at Findlay Market

External Email Communication

Hi Sophia - I'm going to respond back to your other email but sharing this chain of conversation with Greg Badger (who owns 100 W. Elder) so there is documentation of conversations and plans to meet. Thanks!

----- Forwarded message -----

From: Kelly Lanser <klanser@findlaymarket.org>
Date: Tue, Jun 17, 2025 at 7:14 PM
Subject: Re: new building at Findlay Market
To: <gbadger@fuse.net>
Cc: Katie Conner <katie@arcx.studio>

Enjoy Spain!!

Safe travels, Greg.

On Jun 17, 2025, at 5:39 PM, gbadger@fuse.net wrote:

Thanks Katie,

I may want to meet you and or Kelly next month sometime.
Thank you so much for this info!

greg badger
gbadger@fuse.net
513.708.1696

From: "Katie Conner" <katie@arcx.studio>
To: "gbadger" <gbadger@fuse.net>, "Kelly Lanser" <klanser@findlaymarket.org>
Cc: "President OTRCC" <presidentotrcc@gmail.com>
Sent: Tuesday, June 17, 2025 5:26:02 PM
Subject: RE: new building at Findlay Market

Hi Greg,

This is the package we shared with OTRCC. Let us know if you have any questions.

Thank you,
Katie

Katherine Conner

AIA, NCARB
Co-founder | Workplace Director

513 832 1302

Arcx Studio

1616 Vine St
Cincinnati, OH 45202

From: gbadger@fuse.net <gbadger@fuse.net>

Sent: Tuesday, June 17, 2025 12:29 PM

To: Kelly Lanser <klanser@findlaymarket.org>

Cc: President OTRCC <presidentotrcc@gmail.com>; Katie Conner <katie@arcx.studio>

Subject: Re: new building at Findlay Market

Hi Kelly,

I am getting ready to head to Spain on Friday for about 2 weeks. I will reach out when I get home...

The residents at 100 W. Elder are curious about the new development and I think based on our HOA meeting last Sunday, most concerned with access to the alley during the construction phase. They all use the alley to get to their garage/parking.

Kevin had mentioned that he was going to send me the copies of the plans that were presented to the OTRCC. If you have access and can send that would be great.

Hope all is well,

greg badger
gbadger@fuse.net
513.708.1696

From: "Kelly Lanser" <klanser@findlaymarket.org>

To: "President OTRCC" <presidentotrcc@gmail.com>

Cc: "gbadger" <gbadger@fuse.net>, "Katie Conner" <katie@arcx.studio>

Sent: Tuesday, June 17, 2025 9:35:04 AM

Subject: Re: new building at Findlay Market

Hey Greg! Great to connect with you. It's been a little while since we've chatted. Kevin, thanks for the intro.

Greg, happy to get together or send you any information. Our current CFFM office (19 W. Elder) is getting torn down next month and we are also losing our Maintenance and Facilities offices/garage on Findlay in the near future. We have explored several options for renovating around the Market District, but there aren't any buildings available that are big enough to accommodate all of those needs. As you would imagine, we have to be close to the market.

The proposed plan is a new build on the current waste management lot. We will continue to keep trash/recycling there, but it will be significantly more tucked away. The first floor will be total operations - maintenance & facilities (storage, tools, cleaning equipment, snow removal items, space for the maintenance team, etc.), storage for Findlay Market Merchants (a top need and request for businesses), and aggregation and distribution for our food access programs. The second and third floors will have offices for the team, and space for businesses to use (we have a lot of requests for offices for interviewing, food tasting). The top floor will serve as a multi purpose space, with the primary focuses being 1.) space to accommodate merchant trainings and meetings (we have monthly meetings and trainings like active shooter, ZingTrain, CPR), and 2.) space for our Findlay Learn courses. When the space is not in use for those 2 items, we will allow community members to rent it out.

Please let me know if you want to meet or send over questions.

Thanks!

Kelly

On Tue, Jun 17, 2025 at 9:25 AM President OTRCC

<presidentotrcc@gmail.com> wrote:

Greg,

I think that you and Kelly may already be chatting. I am going to get out as a middle guy and let you two have direct chats regarding any topics about the new building...

Thnx and have a great trip.

K

On Jun 15, 2025, at 12:04 PM, gbadger@fuse.net wrote:

Hi Kevin,

It was good running into you the other morning in Washington Park. Can you send me any plans or info you have on the proposed building behind the condos I built on the corner of Race and Elder? I think the building is to go in the "vendor parking" lot at the market...

Thanks!

greg badger
gbadger@fuse.net
513.708.1696

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<~WRD2651.jpg>

Kelly Lanser
President & CEO
Corporation for Findlay Market
513-515-7872 (cell)

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Kelly Lanser
President & CEO
Corporation for
Findlay Market
513-515-7872 (cell)

From: [Georgine Getty](#)
Sent: Wednesday, June 25, 2025 9:29 AM
To: [Ferries-Rowe, Sophia](#)
Subject: [External Email] Proposed Zone Change for Findlay Market: 1813 Race Street

You don't often get email from georgine@ourdailybread.us. [Learn why this is important](#)
External Email Communication

Dear City Planner Ferries-Rowe,

I am unable to attend the public meeting on July 2, but I wanted to put forth our whole-hearted endorsement of the zoning change that will allow Findlay Market to build their new office space at 1813 Race Street.

I am the Executive Director of Our Daily Bread located at 1730 Race. Findlay Market has been our neighbor for 40+ years and has allowed us to rent use of their dumpster and cardboard recycling. In addition, they have recently partnered with us so we may use their compost facilities free of charge. I have reviewed the plans and find them thoughtful and necessary. Further, I would like to applaud the care Findlay Market is giving in consideration to those of us whom they generously allow to use their waste facilities which will be relocated if this new build goes through.

As you know, in urban centers space is extremely tight and must be used conservatively to maximize every square foot. We feel Findlay Market's plan is vital to their success as an organization and uses the limited space to maximize efficiency. In addition, the zoning change will cause no disruption to the operations of those around the Market, and will create a better use of that space. For this, and many reasons, we support the change in zoning and sale of this lot.

Thank you for your consideration,
Georgine Getty

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Georgine Getty
(she/her),
Executive Director
Our Daily Bread
1730 Race Street
Cincinnati, OH 45202
(513) 621-6364 x 13
www.ourdailybread.us

From: [Rebecca Montag](#)
Sent: Wednesday, July 2, 2025 6:31 PM
To: Ferries-Rowe, Sophia
Cc: [Brian Frost](#); [Becky](#)
Subject: [External Email] Sale of 1813 Race/Vendor lot Construction

External Email Communication

During the q&a in the meeting which just ended, a question came up which Brian, I think, attempted to address. When 100 W Elder converted from a development to a Home Owners Association- owned building in January, 2023, the legal ownership changed. While Greg Badger continues to own the first floor unit, his ownership is at a smaller percentage than each of the residential apartments on the second, third, and forth floors.

While we always appreciate having Greg around, I need to make it clear that the HOA is a legal entity of which I am the President and Brian is the Treasurer. Please channel all future communications through myself and Brian. Please feel free to copy Greg as well.

As I indicated in the meeting, the home on the 4th floor has recently sold with the original owners continuing to reside in apartment 4 until the Maestro is able to establish his new residence here in September. This is a most difficult situation in that it seems that someone knew this change was well into the planning phase, but we did not know. The home was sold with a skyline view. Normally a seller or their realtor would be required to disclose any issues at the time of a sale. This, of course, did not happen. Now we need to determine how to deal with this.

Regards,
Becky Montag, President
City Lofts at Findlay Market
100 W Elder St

From: [Riley Owens](#)
Sent: Wednesday, July 9, 2025 12:21 AM
To: [Ferries-Rowe, Sophia](#)
Subject: [External Email] Public comment regarding the proposed zone change at 1813 Race Street in Over-the-Rhine

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

Hi Sophia,

My name is Riley Owens and I am a resident of Over-the-Rhine. I am writing to express my strong support for the proposed zone change at 1813 Race Street, to facilitate the construction of new office, retail, and community space for Findlay Market.

I especially like that this proposal will replace a portion of the large surface parking lot north of Findlay Market, and not replace it with either a new lot or a garage built into the building, which I strongly support. This should be the standard for all new development. Surface parking lots betray a fundamental lack of creativity and ambition in urban planning and building civilization. By incentivising forced car dependence, they make our neighborhood dirtier, more blighted, and all transportation modes worse and more dangerous. The neighborhood desperately needs to restore its density with new infill like this.

That said, I am disappointed to see that the building has a non-zero setback. Whenever possible, we should strive for a zero-foot setback in new developments, to maximize land use and limit damaging urban sprawl. In Over-the-Rhine, it is also the most appropriate and consistent design choice for the neighborhood's character.

I also have a few questions I hope the applicant can address in the future.

- **Will the building include any exterior lighting to illuminate Fenwick Alley and Sellew Alley?** I'm not familiar with the site's existing conditions, but as a principle we should be treating our city's alleys as public assets that benefit the character and pedestrian convenience of our neighborhoods. It is important that we invest in them as such by adding things like excellent lighting to improve their safety.
- **Is the added on-alley parking meant to be for loading?** The site plans suggest two parking spaces added on Sellew Alley, which necessarily increase the setback of the building. I would be more sympathetic to this addition if it was specifically intended to be loading space, but otherwise I think it is a detriment to this development.

- **How was the waste management yard placed?** I feel it would be better for the street-level experience to flatten and stretch the building along the lot's frontage on Race Street, so that it spans from Sellew Alley to 1821 Race Street, and then place the waste management yard in the rear of the building, along Fenwick Alley. Is there any reason why the waste management yard needs to have an entrance along Race Street?

I'd also like to take this time to express a few general comments about development patterns in Cincinnati.


- **The zoning code needs to be simpler.** Especially in a neighborhood like Over-the-Rhine, it is ridiculous that a zone change is necessary to build a 4-story mixed-use structure, of which there are many extant historic examples. The arcane mishmash of zoning foisted upon the neighborhood limits us from becoming a truly dynamic and growing community, as we once were. We should strive to consolidate the existing zoning, removing height, density, and land use limits.

The Historic Conservation Board already has the power to rule when a development is not appropriate for the historic character of the neighborhood, such as being too tall. That should be the responsibility of the board's experts, not a dual one shared with the zoning code.

And to whatever extent land use is deleterious to residents, we should require stricter regulations to mitigate those effects depending on adjacent land use, not just lock them out of an area entirely.

I look forward to following this development, and greatly appreciate your continued attention to it.

Thanks,
Riley Owens



THE GOURMAND GROUP
1801 FINDLAY MARKET
CINCINNATI, OHIO 45202

To Those Concerned:

7-30-25

My name is Louis Snowden and I am a co-owner of a culinary business at Findlay Market called the Gourmand Group. We have been in business for 16 years and are very proud of our accomplishments. Let me be the first to tell you that owning a business is one of the hardest things any person (s) could do in their life. But, it has been rewarding.


I was dismayed at the recent articles I read about the meeting between members of the City Council and concerned individuals about the location of the new CFFM headquarters. Findlay market has 50 CEO's and everyone has their opinions. Quite an undertaking to manage. I am writing this today in support of Kelly Lanser, CEO of Findlay Market, and her staff. We don't always agree with one another but in all circumstances, my group has been treated fairly and without prejudice to issues we may have had. It's simply not true that CFFM did not provide the information on this new project. Kelly and her Team have talked about this at meetings and have sent out recaps by email of such plans. Likewise, I can't think of a more kind and understanding CEO as Kelly has been in her tenure. Her team is very approachable on issues.

It's not my place to say, per se, how to move forward. Kelly and her team will tackle that as a group. Just as a side note: we are more concerned about the violence in recent days than anything. Our families depend on guests and if they don't feel safe, they won't show up to shop. See you at the market.

Thanks for your time,

Louis Snowden

513-246-4189



Lutkenhoff, Rebecca

From: Rebecca Montag <rebeccam1719@gmail.com>
Sent: Monday, August 4, 2025 10:00 AM
To: ClerkOfCouncilEmail
Cc: Greg Badger; Agostino Fede; Brian Frost; Jennifer Frost; Cristian Macelaru; Becky
Subject: [External Email] August 5 E G & Housing Committee Meeting in Council Chambers

[You don't often get email from rebeccam1719@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email Communication

I am submitting these two photos to illustrate the views from 100 W Elder looking north over 1813 Race St, the subject of this zoning discussion.

City Lofts at Findlay Market HOA continues to oppose the zoning change because we oppose the construction of a four-story building directly north of us on this lot. We have multiple reasons for opposing this: it would destroy our unobstructed view of trees and steeples and give us an unobstructed view of brick + allow the inhabitants of said new-build to have an unobstructed view into our homes. We have concerns about increased pedestrian and vehicle traffic in Sellew Alley, which is already congested; obstruction of access to our property/garages off Sellew Alley during construction for any amount of time would be untenable; and we are concerned about the potential depreciation of our property values for all the above reasons. We hope the City does not promote the building of high-end homes, then engage in actions to reduce their values.

Rebecca Montag, President
City Lofts at Findlay Market HOA
100 W Elder St, 45202



