Making Connected Communities Better!

Agenda

- WELCOME!

- PRESENTATIONS BY WORKING GROUPS
  - Infrastructure
  - Environment
  - Neighborhood Look and Feel
  - Affordable Housing
  - Accessibility

- Q&A

Environment

Chairs: Larry Falkin and Susan Bilz

Issue 1: Stormwater/Sewer Backups

The Problems

- Sewers overflow into streams and basements.

- Storms are intensifying.

- More households mean more sewage.

- More development means more storm runoff.

The Solutions – Code Revisions

- Allow pervious driveways and parking lots.

- Require/Incentivize stormwater BMPs.

- Require analysis of project impacts on stormwater.

- Prohibit projects that worsen flooding/overflows/backups.

Issue 2: Tree Protection/Heat Islands

The Problems

- Trees provide vital services - cooling, water absorption, air cleaning.

- Cincinnati has great tree coverage but not in all neighborhoods.

- New development may displace trees.

The Solutions – Adopt-a-Tree Protection Ordinance

- Require curb strips with trees and grass.

- Require replacement of removed trees on site or through a tree bank.

- Protect heritage trees (large native trees).

- Adopt "Trees in Parking Lots" white paper.

Issue 3: Code Enforcement

The Problems

- Some landlords don't maintain their properties.

- More multi-family properties means more risk of problem landlords.

The Solutions

- Increase budget for code enforcement and outreach (property owners and residents).

- Add citizen-suit provision to property maintenance code.

- Increase penalties, including property forfeiture.

Issue 4: Climate Protection

The Problems

- Green Cincinnati Plan goal – 50% GHG reduction by 2030; 100% by 2050.

- Most emissions come from buildings.

- More buildings and more residents = more emissions.

The Solutions

- Electrify everything.

- Incentivize solar.

- Promote energy efficiency.

- Replace gaslights.

Issue 5: Transit Support

The Problems

- Connected Communities aims to increase transit use.

- The "Last Mile" problem suppresses transit use.

- Poor sidewalks discourage walking.

- Other last-mile options are limited.

The Solutions

- Make sidewalks a City responsibility, funded by a sidewalk assessment.

- Support bike/pedestrian infrastructure, including the CROWN loop.

- Require "Complete Streets."

Issue 6: Environmental Equity

The Problems

- Many indicators of wellness, like life expectancy and asthma rates, vary dramatically from one neighborhood to the next.

- Environmental conditions, like indoor air quality, are big contributors to the wellness gap.

The Solutions

- Identify the causes of the health gap.

- Strengthen policies and programs that address indoor-air-quality problems, infestations, and exposure to mold and lead.

Issue 7: Hillsides/Floodplains/Wetlands

The Problems

- Some land is not suitable for development.

  - Landslide prone

  - Flood prone

- Pressure to densify may mean pressure to encroach on unsuitable sites.

- Intensifying storms mean more floods and landslides.

The Solutions

- Update Hillside District maps and regulations.

- Update and strengthen floodplain restrictions and stormwater regulations.

- Require developers of steep slopes to provide financial assurance for future landslide damage.

- Create a fund to acquire and protect undevelopable land.

Issue 8: EV Charging Infrastructure

The Problems

- Electric vehicles are growing in popularity.

- EVs are cleaner, faster, quieter, cheaper, and more reliable than older technologies.

- Many tenants lack access to chargers.

The Solutions

- Require new residential parking to have chargers.

- Locate DC fast chargers in or near Neighborhood Business Districts.

Issue 9: Food Deserts and Food Swamps

The Problems

- Some neighborhoods lack convenient access to healthy foods (food deserts).

- Some neighborhoods have an overabundance of unhealthy fast food (food swamps).

- Adding density to food deserts and food swamps means more people lack good nutrition.

The Solutions

- Incentivize basic services to locate in Neighborhood Business Districts.

- Expand Food Access Programs.

- Provide support services for small businesses in underserved locations.

Issue 10: Illegal Dumping/Littering

The Problems

- Many neighborhoods have too much littering and illegal dumping.

- When a neighborhood looks bad, people treat it badly.

- More density may increase littering and dumping.

The Solutions

- The City should step up outreach and enforcement of illegal dumping and littering.

- The City should increase funding for clean ups.

- Add a "citizen suit" provision to dumping and property maintenance laws.

Issue 11: Noise and Light Pollution

The Problems

- Excess noise and light at night disrupt the lives of people and wildlife.

- Increased density may increase noise and light levels at night.

The Solutions

- Design new structures to minimize noise and light issues.

- Utilize trees as noise and light barriers.

- Update codes to limit nighttime noise and light.

Infrastructure

Chairs: Brian Spitler and Carol Gibbs

Introduction: Infrastructure and the Environment

The infrastructure committee's discussion closely mirrored that of the environment committee, highlighting the deep interconnection between these areas. While the outcomes may differ, their relationship is mutually reinforcing. Together, they shape the strength and livability of our city.

You've already heard many infrastructure points raised by the environment committee. We've collaborated with them and fully support their analysis.

Areas of Particular Concern

These issues have been ongoing—some for many years. Without clear regulations for new and modified development, the problems will inevitably worsen:

- Sewers
- Stormwater
- Traffic
- Pedestrian Safety
- Internet Access

Click for a Must-hear Podcast by WVXU's Becca Costello and Ella Rowan:

Sewers and Stormwater

"Without the stormwater entering into our system,
we have plenty of capacity."

--MSD Director, Diana Christy

Short-term Solution

A short-term solution to reduce stormwater runoff is on-site retention for new construction—installing holding tanks sized to the property, which slowly release water to mimic smaller flow rates, though increasingly intense storms pose challenges.

Problems

- Increase in density increasing the load

- Lack of funding

(Most MSD funding goes to downstream capture facilities, leaving upstream supply lines underfunded and unresolved.)

Recommendations

City Council: Immediately work with the administration to identify the long-term funding needed to fix these problems.

MSD: Provide a clear breakdown of per capita sewage capacity and the additional density the system could support if stormwater were excluded.

**Stormwater:** do the same for a newly proposed system.
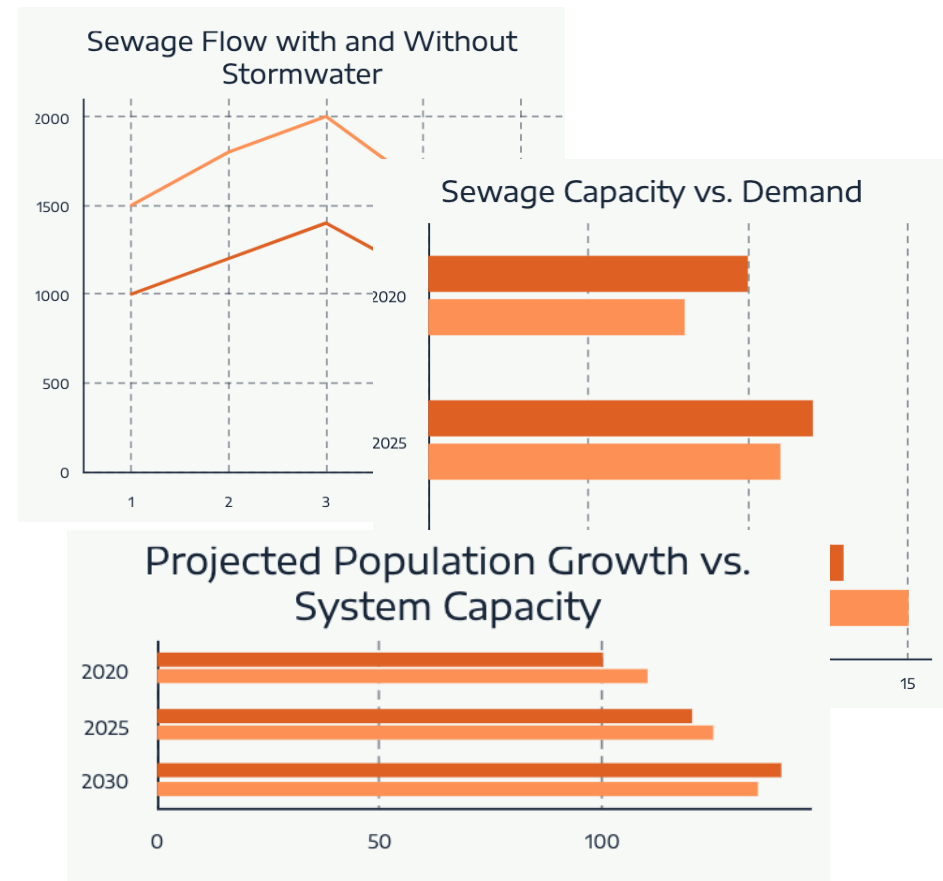
Traffic and Pedestrian Safety

Problem

Increased commuting, limited traffic enforcement, and narrow roadways have led to more pedestrian deaths.
More density will exacerbate this.

Recommendation

Require a stricter review of new or modified developments, with specific traffic capacity limits tailored to each area.
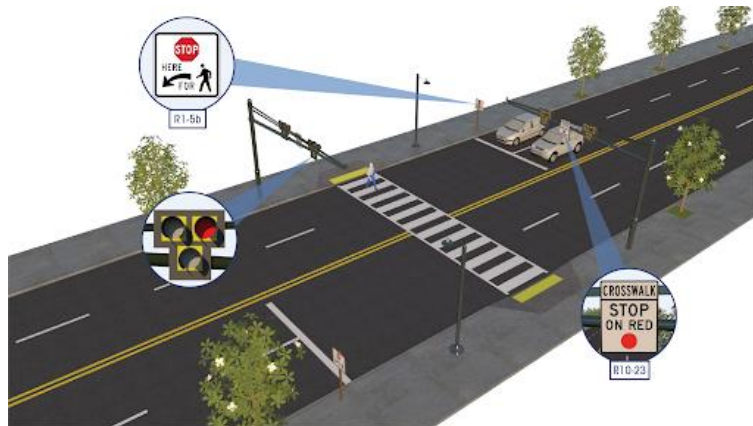
Parking and Street Capacity Challenges

Problems

- Many streets can't support more parking

- Increased density worsens congestion

- Narrow lots often allow only 1 off-street space

- Most households have 2+ cars

- One-side parking causes:

  - Blocked sidewalks

  - Pedestrian safety risks

  - Emergency vehicle access issues

Recommendation

City Council should require a more thorough visual review of pedestrian safety and increased parking stress when a Connected Communities zone is being developed.

Expansion of Internet Access

Problem

•Many residents lack affordable, reliable internet

•Not due to provider limitations — providers are willing

•Key barrier: building owners denying infrastructure access

•Providers confirmed this in a report shared with the Vice Mayor

Recommendation:

• Require all permits in Connected Communities areas to allow infrastructure installation

• Ensure equal access to high-speed internet, especially for underserved communities

Altafiber: Issues

Reasons for Limited Internet Access in Multiple-Dwelling-Unit (MD)U Buildings

- Each MDU is privately owned, so installing fiber requires a Right of Entry (ROE) agreement from the owner. While Altafiber covers upgrade costs, permission from the owner is essential.

- In some cases, the building owner may have an exclusive bulk or marketing agreement with another provider that limits our ability to upgrade the building to fiber or to deliver our Fioptics services where we have made the upgrades.

- "A major challenge in upgrading fiber is identifying the building owner. Without contact information, we can't begin next steps—and ownership can be difficult.

Altafiber: Solutions

- Owner contact info is often hard to find, especially for smaller MDUs (<50 units). Clear ownership details would greatly support efforts to initiate Right of Entry (ROE) agreements.

- Most MDUs are private property, so owner approval is needed for fiber installation. Altafiber covers costs and minimizes disruption, but without legal incentives, many owners decline ROE agreements.

- Integrating fiber during early design and construction benefits both Altafiber and developers. Early notification of MDU projects allows us to install fiber in existing trenches or run inside-wiring before drywall, ensuring faster deployment and minimizing disruptions.

- To ensure new MDU buildings are equipped with Altafiber services, collaborate with us early in the construction process and help arrange ROE agreements with the owner.

Neighborhood Look and Feel

Chairs: Beth Johnson and Dawn Johnson

Recommendations

1. Enhance community notification for public hearings and permits.

2. Update Design Standards in the Connected Communities legislation.

3. Reintroduce CZC1436 - Neighborhood Character Conservation Districts.

4. Create Pattern Books of designs that are appropriate for different neighborhoods for various types of housing.

5. Enhance the website - OpenCincy Permitting - to include what design standards are applicable to each property.

6. Require a supermajority vote at Cincinnati Planning Commission and City Council to override an adopted Neighborhood Plan.

7. Create incentives for residential properties within Historic Districts and Neighborhood Character Conservation Districts to aid homeowners in lower-income brackets with home improvements.

Notification: How Are You Heard?

Current system allows for community input for development during

- Zoning relief (i.e., variances, conditional uses, etc. at a public hearing. Notice is sent via email and mail.

- Zoning changes at staff conferences and public hearings (Planning Commission and City Council). Notice is sent via email and mail.

- Code Enforcement: Cincy 311 website and app.

- TIF funding: community council meetings, public hearings (Planning Commission and City Council). Notice is sent via email.

- Tax abatements: Public hearings (Planning Commission and City Council). Notice is sent via email.

How Are You Heard?- Enhancements

Send automated emails or text messages with comprehensive information on projects to community councils through the EZtrak permitting system whenever Zoning Examiner, Zoning Change, or Historic Conservation Board, etc. applications are accepted as complete for properties in their neighborhoods.

Create an option for citizens to opt into automatic emails or text messages for specific neighborhoods.

Send automatic emails or text messages through the EZTrak permitting system to community councils when permits are issued in their neighborhoods in connection with Connected Communities.

Basic Terminology Used

Design Standards: mandatory design requirements that must be followed per the interpretation of either staff or a review board/zoning hearing examiner. Standards can help ensure that development in the city achieves at least a minimum quality of design.

Zones: the divisions of the city into distinct areas, each with its own set of regulations regarding permitted land uses, building size, density, and other development characteristics, essentially dictating what types of structures can be built and how they can be used within that specific zone; typically categorized as residential, commercial, or industrial.

Planned Development: a large, integrated development adhering to a comprehensive site plan and located on a single site. Planned developments can create their own site and development requirements, including height, density, setbacks, parking, etc.

Update the Design Standards

Design standards that allow for better contextual design rather than an Italianate building type.

This is what is required: Italianate commercial building form with base middle and top.
This is not the predominate form for residential architecture in Cincinnati and is commercial in nature, not residential.

This is an example of infill in Walnut Hills that is compatible but wouldn't meet the current Connected Community design standards. The brick house is a typical existing building within the Walnut Hills neighborhood.

Update the Design Standards

Design that promotes contextual height within Single Family and Residential Mixed Zones through averaging.

Existing Standards

SF- Maximum Height remains at 35 feet

RM- MH Maximum height remains at 35 feet

RM-T Maximum height increases to 47 feet (equivalent to 4 stories)

An example of a Proposed Standard with averaging height based on current zoning code averaging for setbacks:

The height of new structures may not exceed the maximum average height of three buildings or 300 feet in both directions, whichever is greater, on the same side of the street, in the same block face, and in the same zoning district.

Update the Design Standards

Design standards that apply to all buildings within Single Family and Residential Multi-Family Districts, not just 2-4 family units

Existing Standards

Design Standards. Two-family, three-family, and four-family dwellings located within a designated Connected Communities district shall comply with the design standards set forth below.

RMT: Minimum lot-area-per-dwelling-unit regulations do not apply.

What this will allow

No density limits to RM 2.0T, RM 1.2T, or RM .7T

No design standards for 5-unit and above buildings in RM 2.0T, RM 1.2T, or RM .7T

Update the Design Standards

Design standards that are applicable to the different zones, including planned developments, rather than the same design standards for residential, commercial, office etc.

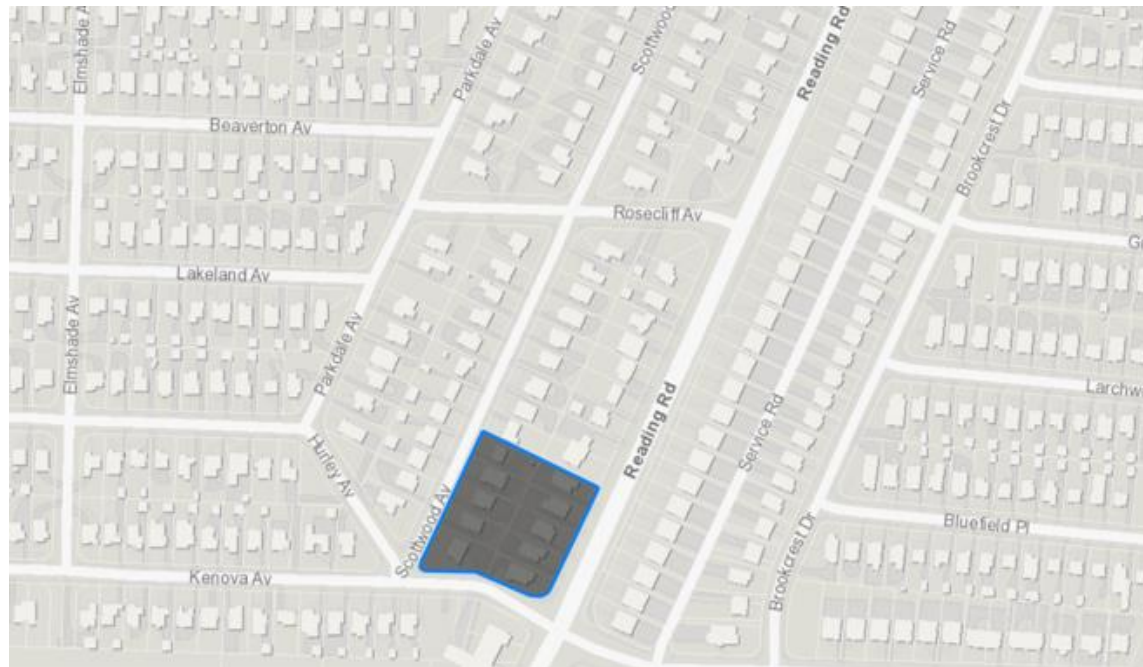Residential buildings   look different from   commercial buildings.

Update the Design Standards

Design standards are applicable to planned developments
-Planned developments can be as small as 1.5 acres.
-The smaller the site, the more it must be integrated into the existing context.

Reintroduce CZC 1436 - Neighborhood Character Conservation Districts

Similar to Urban Design Overlay Zones but for Residential areas

"Preservation Light." Similar to historic districts, with less restrictive design guidelines and no historic, architectural, or cultural integrity requirements to establish a district

Each NCCD would create individualized Neighborhood Character Conservation District overlay plans and development standards.

- Required Review and Standards
- Contributing vs. non-contributing
- Demolition review
- Building massing, bulk, size, and height
- Lot configuration, frontage, and orientation
- Each neighborhood can decide additional elements to review.

Create Pattern Books

SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

Create a collection of ready-made, pre-approved designs for residential infill.

Can be customized to neighborhoods, general styles, or type of housing

Can support a more streamlined permitting process

Communities will be asked to identify "model" buildings for their communities.

Enhance the Website - OpenCincy

Require a Supermajority Vote to Override an Adopted Neighborhood Plan

Update neighborhood plans on a regular basis.

City Planning Department should highlight when a development or proposal does not meet a neighborhood plan or a part of a neighborhood plan.

- For example, a neighborhood plan could call for increased density but also call for the preservation of a street.

A supermajority should be required at both Cincinnati Planning Commission and City Council.

- CPC Super Majority= 5 votes rather than 4 or 1 more than the majority present

- City Council Super Majority= 6 votes rather than 5

Incentives for Residential Properties in Historic Districts and Neighborhood-Character Conservation Districts

Very few incentives at the local, state, or federal level for residential improvements, especially for single, two, three and four family buildings. Incentives can help to offset costs for appropriate materials, which are often better quality.

Incentives can be focused on lower-income brackets or can be tiered similar to Residential Tax Abatement.

Incentives can be focused on exterior improvements/façade improvements of existing buildings since overlays review exterior changes.

Incentives can be developed for adaptive reuse of existing structures that are contributing to the character of neighborhoods and can be turned into or are existing middle housing.

Potential incentives
- Tax Abatements
- Façade Grants
- Tax Credits

Affordable Housing

Chair: Josh Spring

Committee Purposes

1. Create amendments to Connected Communities legislation that, when passed, will promote the development of truly affordable housing and prevent displacement.

———

2. Explain what else can be done to improve Connected Communities legislation.

Policy Position 1

Grant Connected Communities density incentives only when truly affordable housing is included, or, in some cases, an in-lieu fee is paid to the Affordable Housing Trust Fund. Displacement must be prohibited.

At a minimum, the City will determine and report, by neighborhood,

- the change in the quantity of homes, including type (rented or owned) and bedroom count, that are affordable to households with incomes no more than 50% of AMI and no more than 30% of AMI,

- change in the number, type, and size of homes affordable to households earning ≤50% and ≤30% AMI.

Foundational Requirements

1. The following will trigger the required inclusion of affordable housing or an in-lieu-of fee:

Benefit from Connected Communities legislation to the developer from increased density in any form, including, but not limited to, the following:

- Allowance of "middle housing" in formerly single-family zoned areas;

- Decrease in or elimination of density restrictions;

- Decrease in or elimination of parking restrictions;

- Allowance to build one story higher or not count structures on the roof as a story.

Foundational Requirements (continued)

2. At least 20% of the units in a development triggering the above requirements must be affordable at equal to or less than 50% AMI.

3. The following income targets must be met:

- Rental units must be affordable to households earning ≤50% AMI, with at least 30% of those units affordable at ≤30% AMI. At move-in, household income must not exceed the targeted level.

- Homeownership units must be affordable to households earning ≤80% AMI. Before approval, household income must not exceed the target.

Foundational Requirements (continued)

4. Preventing Displacement and Protecting the Investment

Rentals:

- Require the affordable homes to remain affordable for at least 30 years.
- At each transfer of ownership, the 30 years would automatically restart.
- Prior to the sale of a property, the tenants of that property must be given the first right of refusal to purchase.
- The City must be given the second right of refusal to purchase.
- Owners/landlords of CC benefiting developments triggering these requirements, must commit to only practicing "just-cause evictions" in these properties.

(Homeownership: We have not finalized this yet.)

Foundational Requirements (continued)

5. In-lieu-of fee parameters will include the following: (Pending Approval)

- Only benefiting developments with four units or fewer may pay an in-lieu of fee to the Affordable Housing Trust Fund (Fund 439) instead of including the required number of affordable units onsite.

- The in-lieu of fee must be equivalent to what the cost would otherwise be to develop the required percentage of affordable units.

Details

1. **Area Median Income (AMI):** As defined by the Department of Housing and Urban Development (HUD) for the Cincinnati, OH-KY-IN HUD Metro FMR Area.

2. **Income Definition (for household eligibility for these affordable units):** Federal or State regulations already in place on the development. If none,
   - Wages from employment age 18+
   - SS for age 18+
   - Benefits or resources based on having a low-income, such as the following, will not be counted as part of total income: SNAP, Utility Allowance, TANF, WIC, Child Support, Medicare, Medicaid.

3. **Income and Rent Restriction Standard: T**he same standard used by HUD and the Ohio Housing Finance Agency.

Details (continued)

4. **Income Verification** (Pending Committee Approval)

- Rental units require income verification before move-in and annually by June 30. If a household's income exceeds 120% of AMI for two consecutive years, they have one year to vacate.

- If income drops below 120% of AMI within that year, the vacate requirement is waived, and the process resets.

- A new one-year lease must be offered after each verification.

Enforcement and Tracking Outcomes

1. Non-complying developers, owners, or landlords will be required to pay significant fines.

2. The City will officially declare that they will do no future business with non-complying developers, owners, or landlords (e.g., no property tax abatements, no benefits from CC, no zoning variances, no grants or loans, etc.).

3. By June 30 each year, rental-unit owners must submit documentation to the City showing they are charging affordable rents at the required AMI levels for the agreed number and size of units (according to bedroom count), along with completed income verifications.

4. If a household's income reaches 80% AMI or higher, the City will offer available homeownership assistance. The household may accept or decline without affecting their current housing.
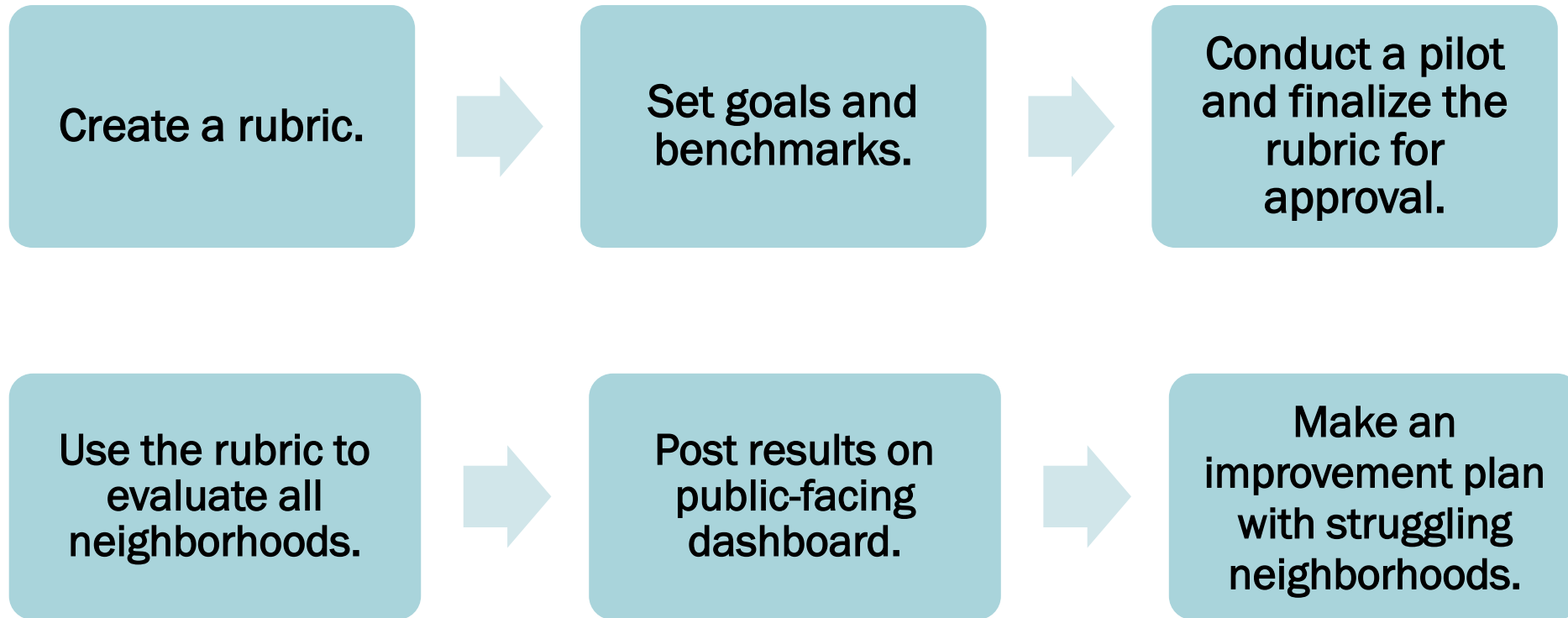
Committee-Approved Policy Position 2

The City will set annual goals and benchmarks based on an approved rubric to monitor whether Connected Communities legislation is being equitably utilized city-wide and in a manner that helps ALL neighborhoods thrive.

Overview of Action Steps

Create a rubric. → Set goals and benchmarks. → Conduct a pilot and finalize the rubric for approval.

Use the rubric to evaluate all neighborhoods. → Post results on public-facing dashboard. → Make an improvement plan with struggling neighborhoods.

Traits of Thriving Neighborhoods

Safety and security

Housing affordability, quality, and diversity

Housing stability

Walkability and accessibility

Community engagement and social cohesion

Education and schools

Socio-economic diversity and inclusivity

Health and wellness

Local amenities and services

Green spaces and outdoor recreation

Economic outlook, opportunities, and employment

Sample Rubrics

Click on image of rubric to access a pdf of the entire document.

Category	1 - Needs Much Improvement	2 - Below Average	3 - Moderate/Adequate	4 - Good	5 - Excellent
K. Housing Stability	Rent/mortgage costs highly volatile; vacancies >12%; evictions >7%; no enforcement of protections/policies.	Unstable prices; vacancies 9–11%; evictions 5–6%; weak enforcement of protections/policies.	Somewhat stable; vacancies 6–8%; evictions 3–4%; enforcement of protections/policies has gaps.	Stable costs; vacancies 3–5%; evictions 1–2%; protections/policies mostly enforced.	Very stable; vacancies <3%; evictions <1%; strong enforcement of protections/policies.

Sources

Click on image of sources to access a pdf of the entire document.

Sources for Action Steps and Rubrics

A. Safety & Security

- Hartley, Daniel A. 2014. "Public Housing, Concentrated Poverty, and Crime." Federal Reserve Bank of Cleveland, Economic Commentary 2014-19. https://doi.org/10.26509/frbc-ec-201419
- *Neighborhood Crime and Disorder: Implications for Health and Quality of Life.* (2005). American Journal of Public Health, 95(9), 1507–1512.
  This paper examines the impact of crime and safety concerns on public health, underlining the need for secure environments to support flourishing communities.
- Rios, V. M. (2011). *Punished: Policing the Lives of Black and Latino Boys.* New York University Press.
- Sampson, R. J., & Winter, A. (2021). *The Legacy of the "Culture of Poverty" and the Future of Neighborhood-based Policing.* The Annals of the American Academy of Political and Social Science, 694(1), 94-114.

B. Walkability & Accessibility

- Ewing, R., & Cervero, R. (2010). *Travel and the Built Environment: A Meta-Analysis.* Journal of the American Planning Association, 76(3), 265-294.
  This study emphasizes the importance of walkability and access to public transportation as essential components of sustainable and livable urban areas.
- Ewing, R., & Hamidi, S. (2015). *The Influence of Walkability on Housing Prices and Rents: A Review of the Literature.* Journal of Planning Literature, 30(4), 239-251.
- Ghods, L., & Zhou, M. (2020). *The Role of Urban Design in Promoting Walkability and Active Transportation.* Journal of Urban Design, 25(3), 367-388.

C. Community Engagement & Social Cohesion

- Putnam, R. D. (2000). *Bowling Alone: The Collapse and Revival of American Community.* Simon & Schuster.
  Robert Putnam's work highlights the role of social capital and community engagement in creating vibrant, resilient neighborhoods.
- Putnam, R. D. (2016). *Our Kids: The American Dream in Crisis.* Simon & Schuster.
- Van Der Boor, M., & Hofman, Z. (2022). *Social Cohesion and Neighborhood Well-Being: A Systematic Review.* Urban Studies, 59(2), 321-340.

D. Green Spaces & Outdoor Recreation

- Barton, H., & Grant, M. (2018). *A Healthier Place: Theory, Evidence and Practice in Building Sustainable Communities.* Routledge.
- Maas, J., et al. (2006). *Green Space, Urbanity, and Health: How Strong Is the Relation?.* Journal of Epidemiology & Community Health, 60(7), 587-592.
  This study discusses the positive impact of green spaces on physical and mental health, reinforcing the importance of parks and natural environments in flourishing neighborhoods.

Accessibility

Chairs: Keli Blackshear and Dee Henry

Accessibility

-Meetings regarding the creation of legislation like Connected Communities, as well as meetings to get community feedback on such legislation, should be planned with universal design and accessibility in mind. This includes choosing accessible locations for public meetings that can be reached by Metro Bus or Metro-Access, providing ASL and ESL interpreters, inviting the d/Deaf and hard-of-hearing community to accessible meetings, using multiple channels of communication to get community feedback, and using common and plain language, when possible, to ensure participation is accessible to all.

-All ordinances should also be made available to the public in alternative formats, including, but not limited to, plain language versions. Digital versions should also be available in formats accessible to people with disabilities, particularly those who utilize screen readers. A glossary defining technical terms should be provided to the public, see Connected Communities Chicago Glossary.

Accessibility

-The appeals process mentioned in the Connected Communities Ordinance, as well as any subsequent appeals processes involving governmental systems, should be expanded on to include the right to reasonable accommodations during the processes. These rights to accommodations should be codified into the ordinance itself.

-As there is constantly societal progress made in regard to universal design, accessibility, and visitability, we propose that there be an annual review of the Connected Communities Ordinance, with the *expectation* that there will be updates necessary. Future versions of the ordinance should be informed by a Health Impact Assessment of Cincinnati, focusing on underserved communities. DEIA principles should be integrated into the systems that manage the areas covered in Connected Communities. An example of good practices that the City of Cincinnati can adopt regarding its housing can be found in the National Low-income Housing Coalition's (NLIHC) initiative.

Accessibility

Accessible Parking

We recommend that the Connected Communities Ordinance be updated to reflect the accessibility standards for accessible parking spots in accordance with the ADA. This includes, but is not limited to the following:

Electric Vehicle Charging Stations and Parking

- We recommend that the Connected Communities Ordinance be updated to reflect the accessibility standards for electric-vehicle charging stations in accordance with the ADA.

- The City of Cincinnati should be cognizant of the trend to prioritize electric vehicle (EV) charging spots over accessible parking spots at many retail establishments. We recommend investigating the possibility of regulating the locations in which EV charging spots are installed as to not impact the potential locations where logical accessible parking spots could exist.

Accessibility

Accessible Pathways

- The Connected Communities Ordinance should include the accessibility standards for accessible pathways as explained by the U.S. Access Board as well as the 2010 Americans with Disabilities Act Standards for Accessible Design.

The landscaping section, currently on page 61, should state that landscaping must not block the path of a person using a mobility device.

Signage Height and Attributes: Accessibility and Illumination

Signage Height and Attributes

"The Standards require accessible signs that are used to identify certain accessible elements and spaces...The Standards address visual and tactile content on signs, where provided" (Access Board).

"Signs covered by the Standards must meet specifications for visual requirements so that they are accessible to people with low vision. Several categories of signs also must meet tactile requirements so that they are accessible to people who are blind or have low vision. Tactile requirements primarily apply to signs typically located at doorways because doorways provide a cue for locating signs by touch" (Access Board) page 190.

Signage Height and Attributes: Accessibility and Illumination

Illumination

Light safety and building codes address the visibility and illumination of exit signs, not the Standards. (?)

The 2010 ADA Accessibility Standards do make some comments on lighting/illumination of:

- Parking Lots, page 71, "Advisory 208.3.1 General Exception 2. Factors that could affect "user convenience" include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site."
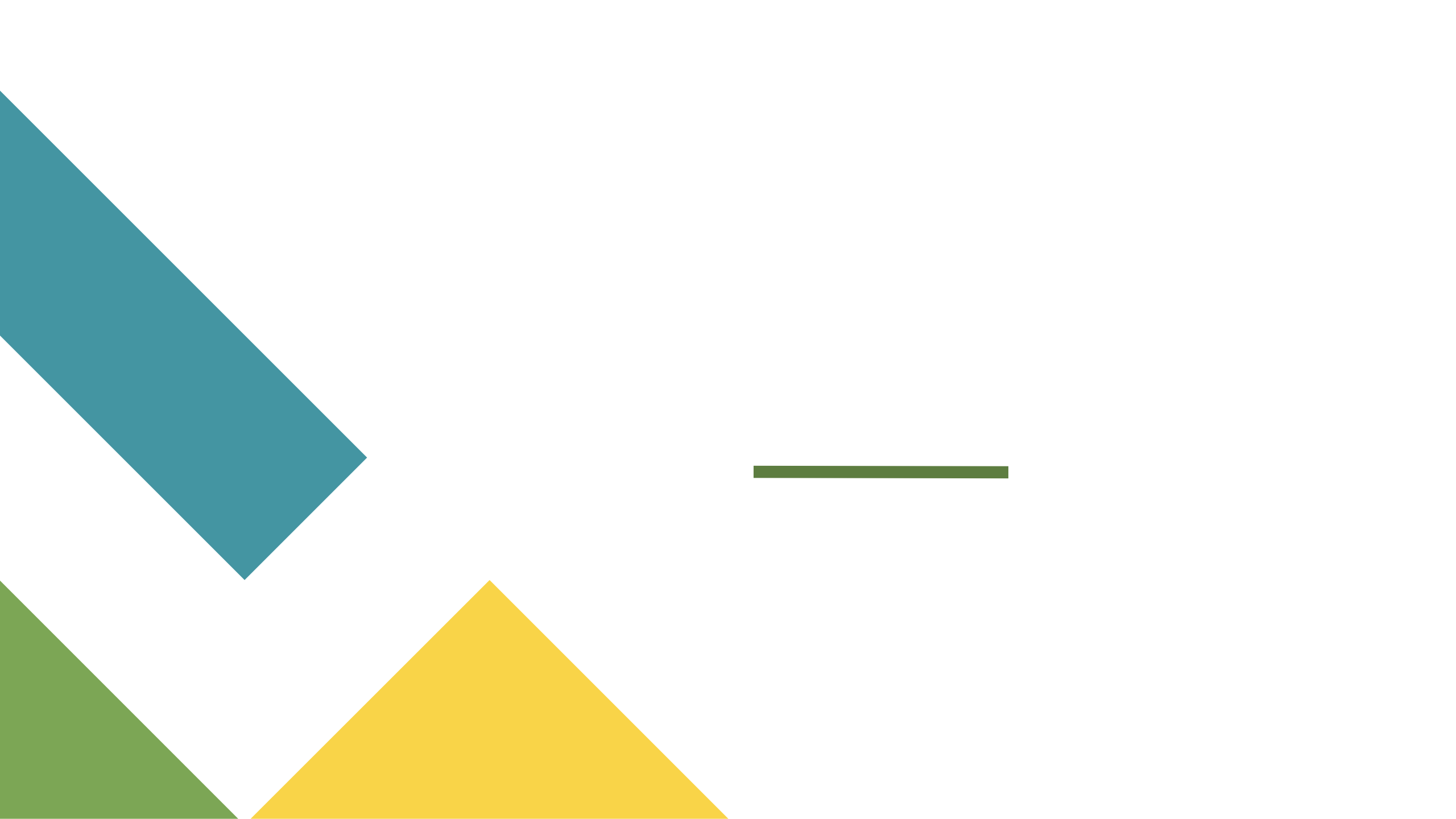
Thank you!

From the Offices of:

- Vice Mayor Jan-Michele Lemon Kearney
- President *Pro Tem* Victoria Parks
- Councilmember Scotty Johnson

Still to Be Determined

1. How to prevent displacement and protect the investment as it pertains to homeownership. Also, what if the owner has to move out of the home for grounds reasonably out of their control?

2. In terms of first right of refusal, how long do tenants and then the City have to respond to the offer to purchase the property? How do we ensure a reasonable price is asked? How are tenants notified?

3. Environmental Sustainability

4. Tracking effects:

- Ensure developers are carefully watched and held accountable.

- Ensure developments benefiting from Connected Communities are neighborhood-serving.

- Incentivize "home-grown" developers.