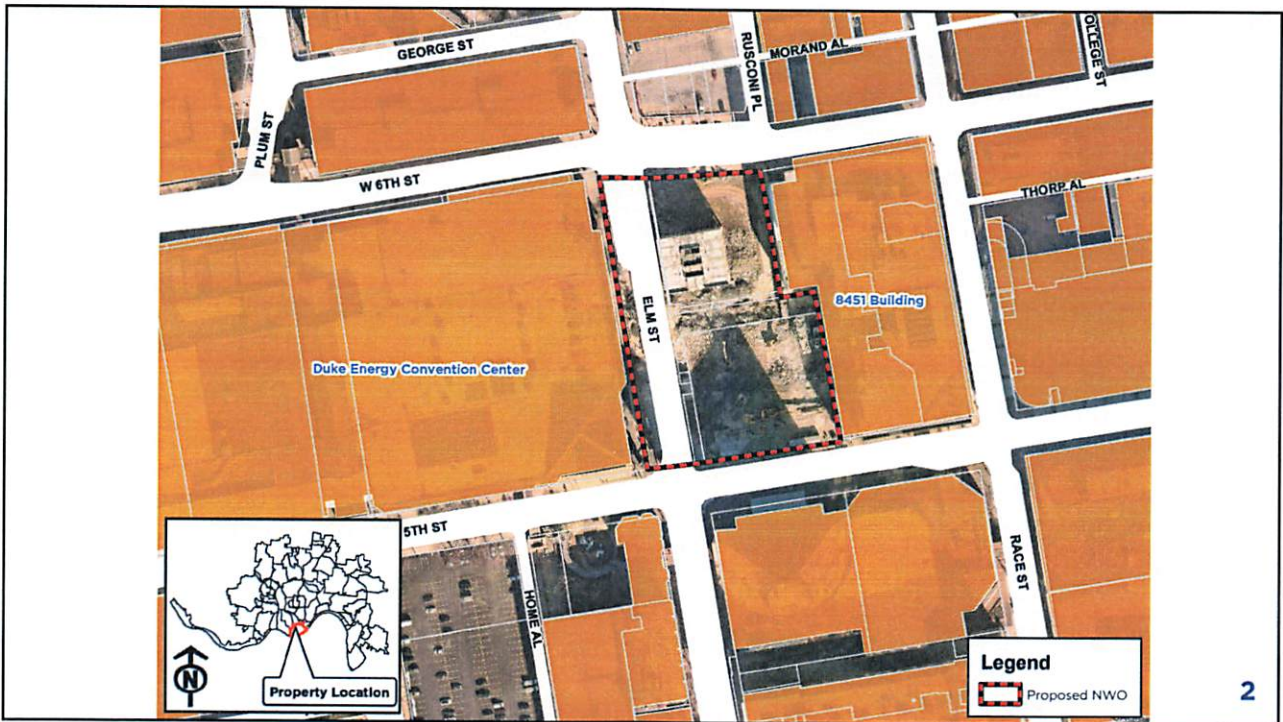


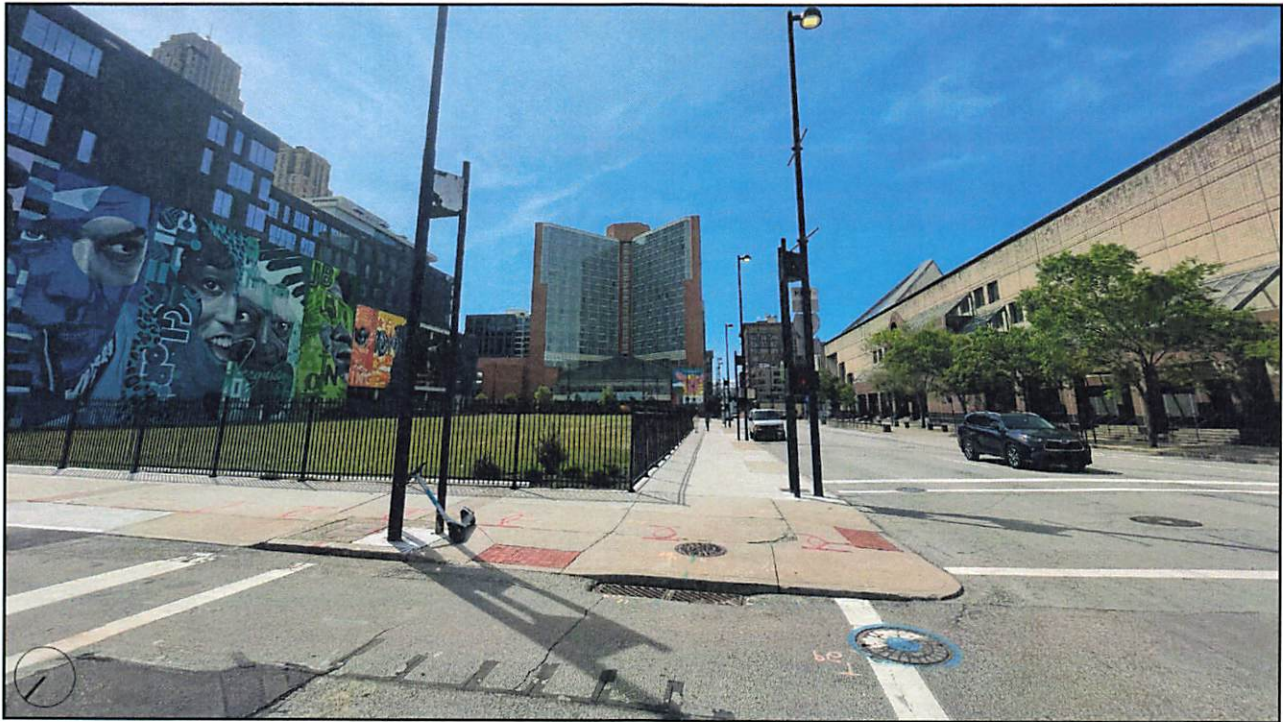
Proposed Notwithstanding Ordinance Permitting the Installation of Elm Street Plaza at 525 Elm Street in the Central Business District

Equitable Growth & Housing Committee
June 4, 2024

1



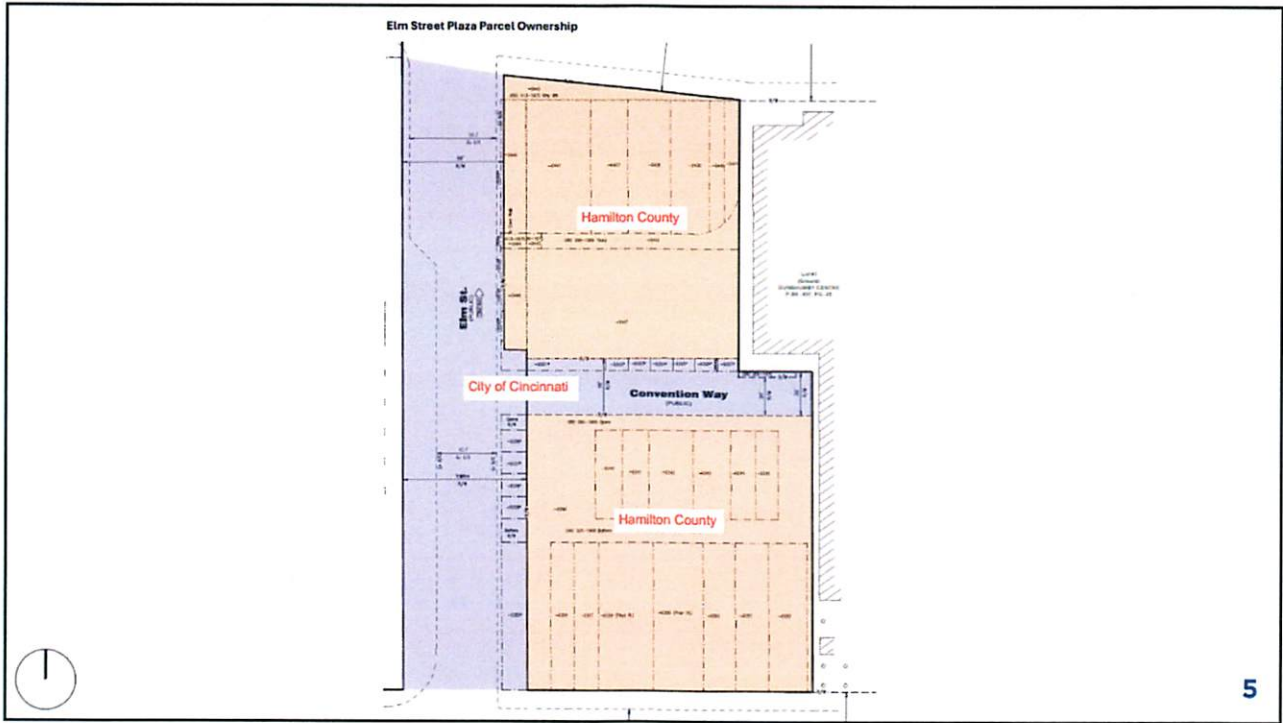
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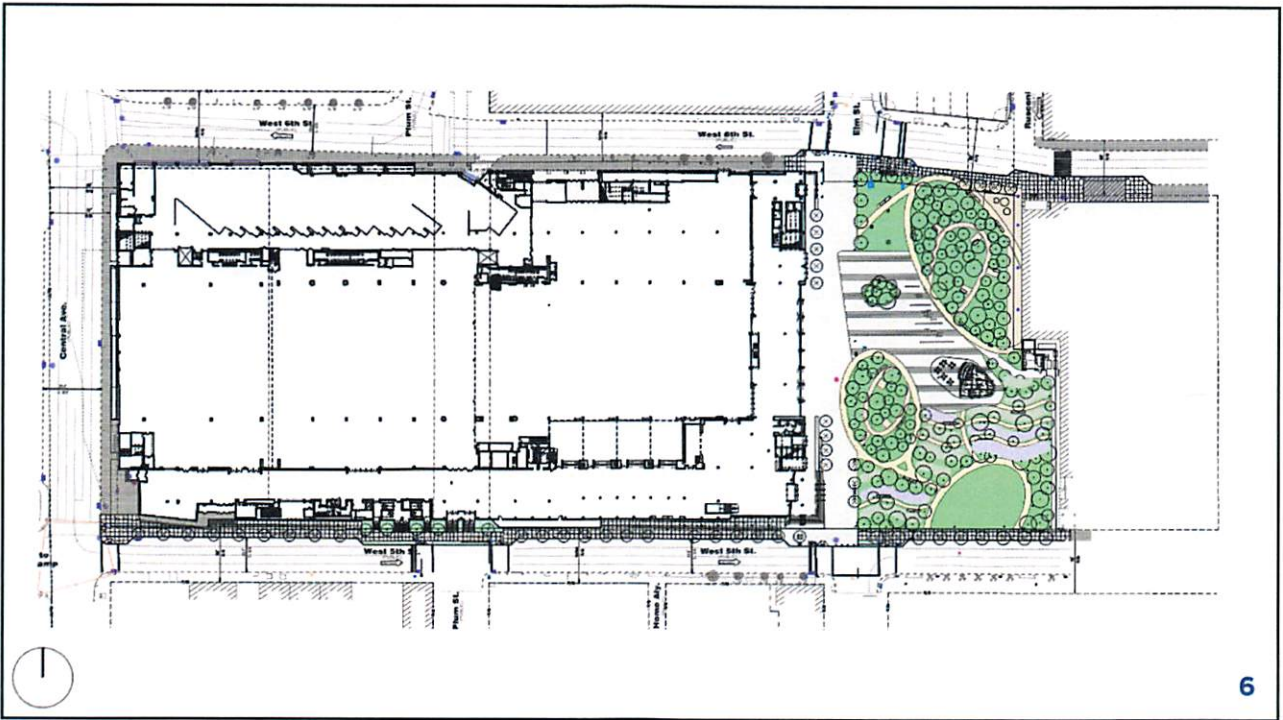
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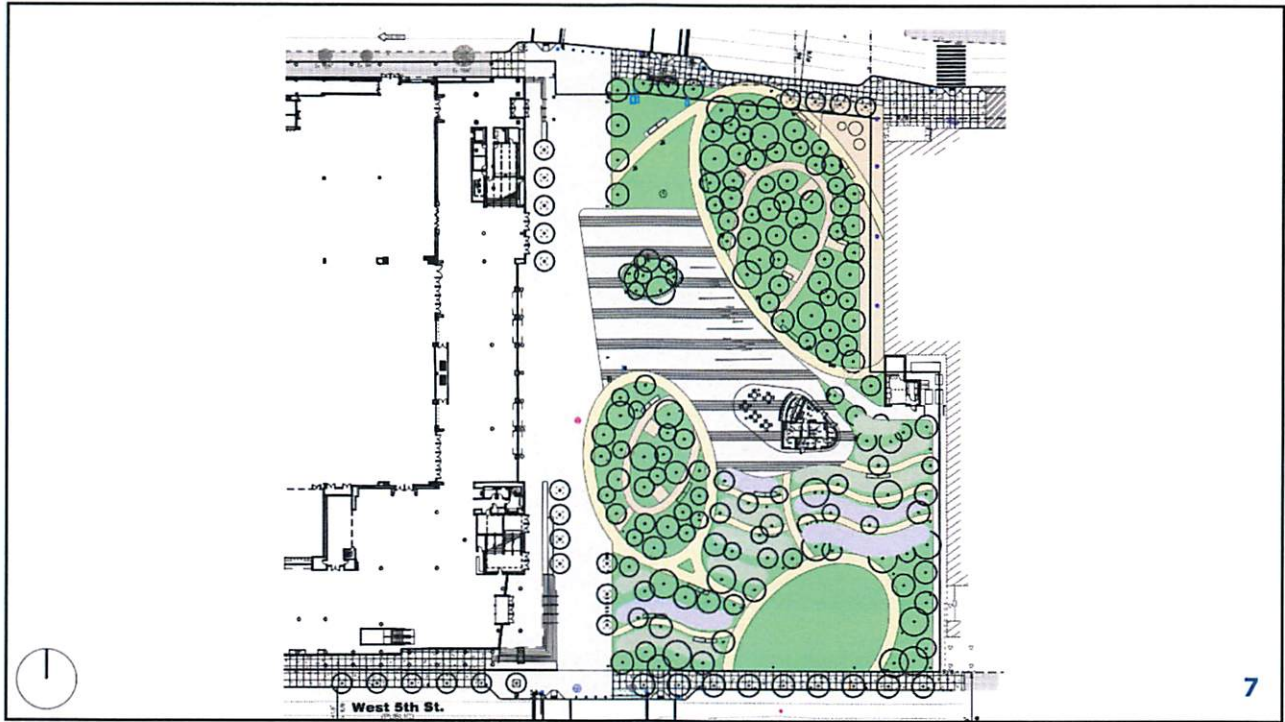
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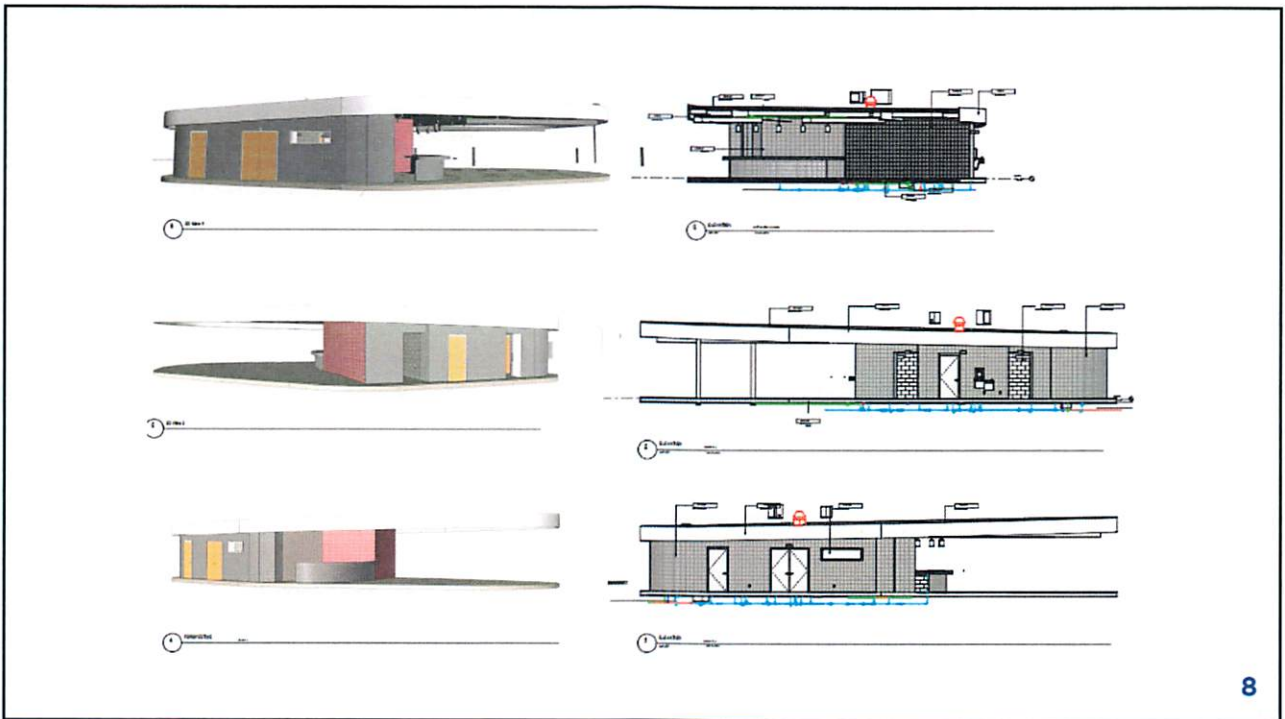
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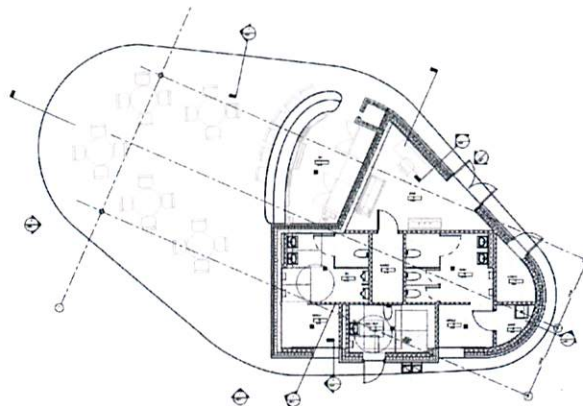


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Proposed Notwithstanding Ordinance

Relief Requested (through NWO for):

1. The pavilion structure and any accessory structures that do not have a façade of at least 40' in height.
2. The pavilion structure and any accessory structures to not abut the public right-of-way.
3. To locate a Commercial Meeting Facility use on the ground floor.



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Analysis

Section 111-5 of the Cincinnati Municipal Code

The committee of council shall consider the following when making a recommendation to council:

- Whether the proposed application will not have an adverse effect on the character of the area or the public health, safety and welfare;
- Whether the proposed application is consistent with the purposes of this code and the zoning district where the subject property is located including but not limited to:
 - (see staff report for details)

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Analysis

The proposal is:

- **Consistent and harmonious** with surrounding land uses:
 - Surrounded by a variety of uses including the Duke Energy Convention Center, the future hotel, Hyatt Regency, 8451 Building, multiple restaurants, parking garages, and surface parking lots.
- **Catalytic** by adding much needed outdoor space and gathering areas.
- **Poses no adverse effects** to the surrounding area or to the public health, safety and welfare of the Central Business District and surrounding region.

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Consistency with Plans

Plan Cincinnati (2012)

Live Initiative Area

Goals to “Create a more livable community” and to “Build a robust public life.”

Strategies to “Develop and maintain inviting and engaging public spaces to encourage social interaction between different types of people” and to “Create a welcoming civic atmosphere.”

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CPC Recommendation

1. **ADOPT** the Department of City Planning and Engagement findings and conclusions based on the fact that it will not have an adverse effect on the character of the area or the public health, safety and welfare and is consistent with the purposes of the Cincinnati Municipal Code Section 111-5 and zoning district(s); and
2. **APPROVE** the Notwithstanding Ordinance permitting the installation of Elm Street Plaza (located between W. 5th Street and W. 6th Street) at 525 Elm Street in the Central Business District.