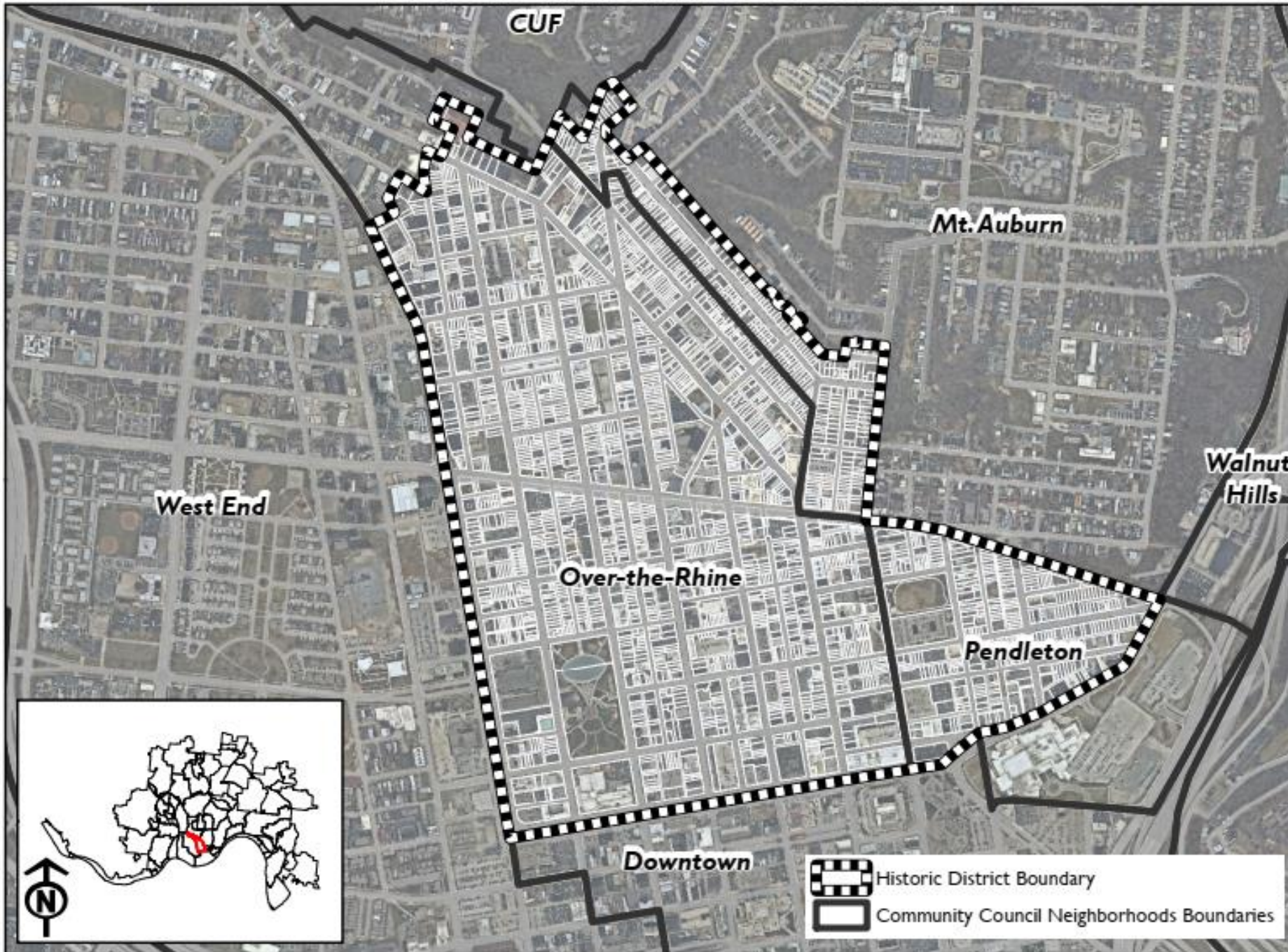




Proposed Amendments to the Over-the-Rhine Local Historic District Guidelines

Equitable Growth and Housing | May 9, 2023

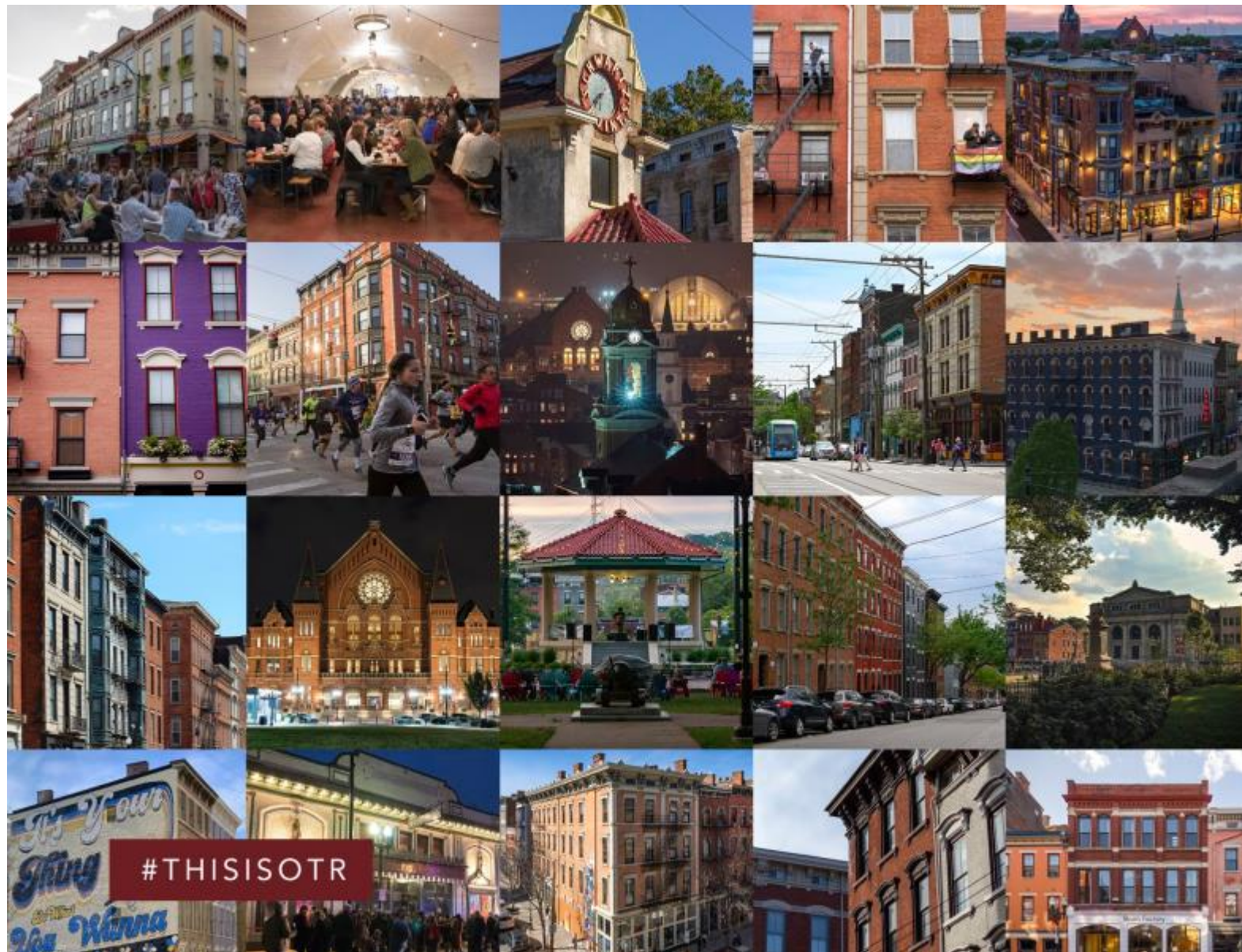
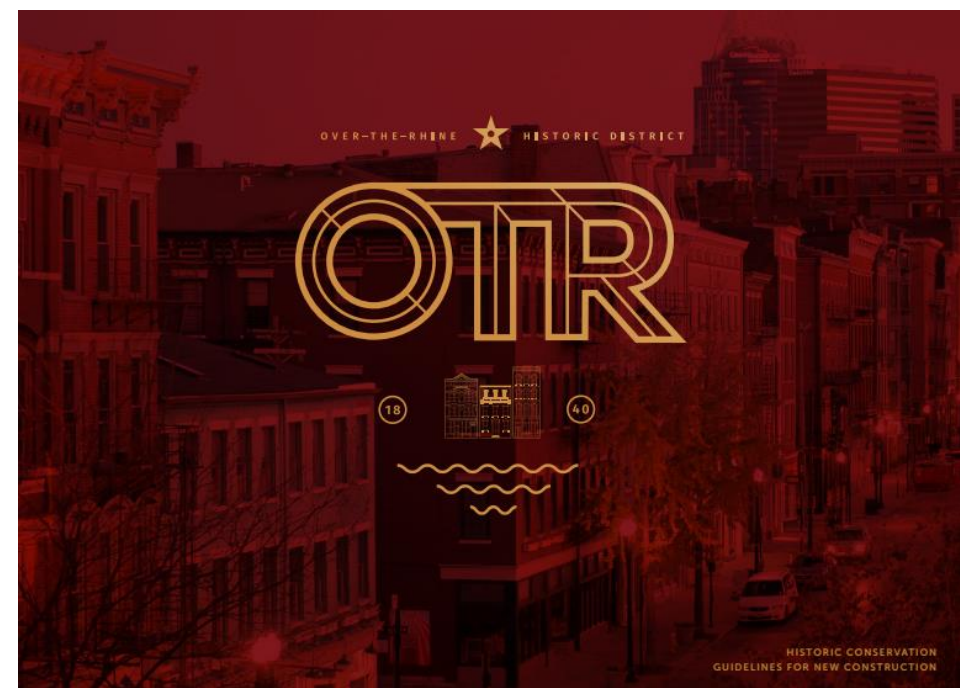
Over-the-Rhine Historic District



Background

- OTR Foundation (OTRF) began work in 2014 to revise *New Construction* section only of the OTR Local Historic District Guidelines
 - Current guidelines were adopted in 2003 and needed to be revisited in light of increased development interests
 - Covers certain topics not previously addressed
 - More graphics integrated, updated glossary
 - Revised Non-Contributing Building List

Over-the-Rhine Local Historic District



The Over-the-Rhine Historic District is Cincinnati's historic heart, and a national treasure.

#THISISOTR

Background and Community Engagement

- OTRF submitted first draft to City in 2019
- There was extensive community engagement with local stakeholders and City staff
- Joint in-person / virtual public staff conference on *first draft* was held on July 15, 2020
- Notices sent to applicant team, all property owners, OTR, Pendleton, and Mt. Auburn community councils

Background and Community Engagement

- Proponents emphasized preservation, new construction fitting in, and providing clarity to existing guidelines
- Opponents raised serious questions about breadth of restrictions, appropriateness, economic impact
- Initial opposition included developers, design and architecture professionals, and DCED

- August 2020: Historic Conservation Board (HCB)
 - Approved the proposal with condition that the height section was improved before City Planning Commission
- September 2020: City Planning Commission (CPC)
 - Tabled item and directed staff to conduct additional community engagement due to significant opposition

HCB and CPC

- DCPE conducted stakeholder interviews throughout 2021
- All persons who submitted written or in-person testimony at staff conference, HCB and CPC meetings were offered time to be engaged
- Approximately 40 stakeholder interviews
- Some minor revisions made and scheduled back to CPC for December 2, 2022

City Staff Revision Summary

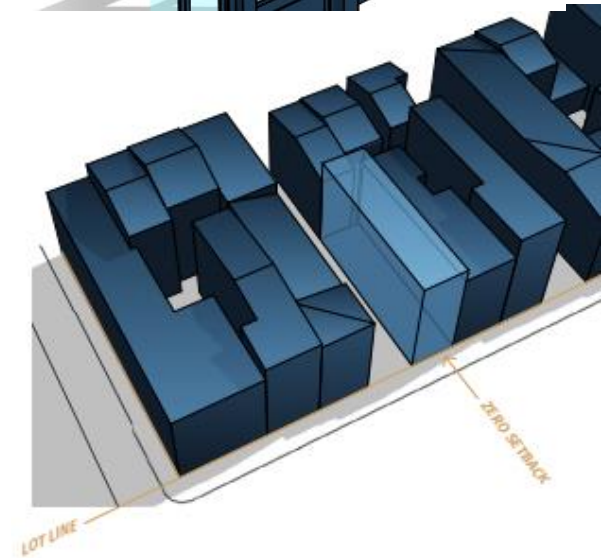
Storefronts:

Should feature bulkhead, transom and display windows



Setbacks:

Should be consistent with adjacent similar uses along the street



Height:

Can be one story higher or lower than adjacent buildings



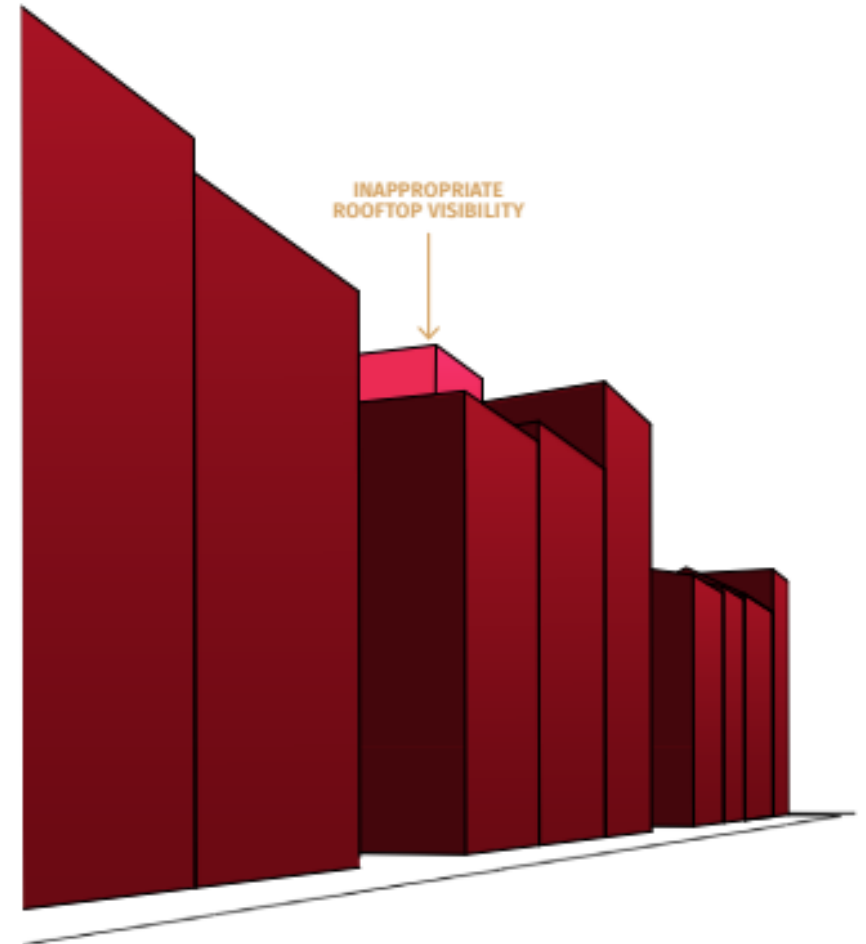
City Staff Revision Summary

Balconies:

May be sympathetically added to non-street facing walls to provide for outdoor space without sacrificing contextual development

Roof Decks:

Should be no more than minimally visible from abutting streets, must not be highly visible from the public realm, and must minimize disturbance of roof top views from other buildings



City Staff Revision Summary

Vehicular Entrances:

Inappropriate and generally not permitted on the front facades and side elevations

Use of the words “must” and “should” in the Guidelines:

Use of “must” was changed to “should” in many places throughout the guidelines

City Planning Commission – December 2, 2022

- Presented City staff revisions in recommendation
- After extensive testimony on both sides – CPC voted in favor of staff’s recommendation and that:
 - DCPE staff return to CPC with the cleanly revised documents for final approval including:
 - Revised new construction guidelines
 - Revised existing guidelines to remove old language
 - Revised non-contributing building list

Analysis

- Zoning Code Section 1435-07-2-B Factors Analysis
 - Relationship of proposal to City and neighborhood plan
 - Effect of proposal on surrounding areas and economic development plans of the City
 - Other planning and historic preservation considerations as may be relevant to the proposal

Consistency with Plans

Plan Cincinnati (2012)

- *Sustain Initiative Area* – “Preserve our natural and built environment”
- *Policy Principles* – “Build on our assets” and “Preserve our resources and facilitate sustainable development”

Over-the-Rhine Comprehensive Plan (2002)

- Provide a framework for continual revitalization



O V E R - T H E - R H I N E



C O M P R E H E N S I V E P L A N

JUNE 2002

Further Analysis

- Amendments to the guidelines provide value to the historic review process
- Incorporation of graphic/visual representations
- DCPE staff reviewed the final documents submitted by OTRF and they were deemed complete and accurate
- Final review and approval by CPC on April 7, 2023
- If approved, this would take effect July 8, 2023

Recommendation

The City Planning Commission unanimously recommended at their 4/7/2023 meeting that City Council take the following action:

AMEND certain provisions of the Over-the-Rhine Local Historic District Conservation Guidelines governing the conservation and development of the Over-the-Rhine Local Historic District in the Over-the-Rhine, Pendleton, and Mt. Auburn neighborhoods.