ITEMS FOR CONSIDERATION

# DID WE LOSE POPULATION BECAUSE OF THESE ISSUES ?

- LOWER TAXES OUTSIDE THE CITY?

- BETTER SCHOOLS OUTSIDE THE CITY?

- RESIDENTS WANTED MORE SPACE AND LESS DENSITY?

- HOUSING LOSS DUE TO THE I-75 CORRIDOR?

Here's a picture of one such area, the West End. This photo dates to the late 1950's:

Here's a Google satellite view of the area today. Pretty much everything but Cincinnati Union Terminal appears to have been demolished and replaced with I-75 and an industrial park.

West End Cincinnati in the late 1950s. Image via *Cincinnati Transit*
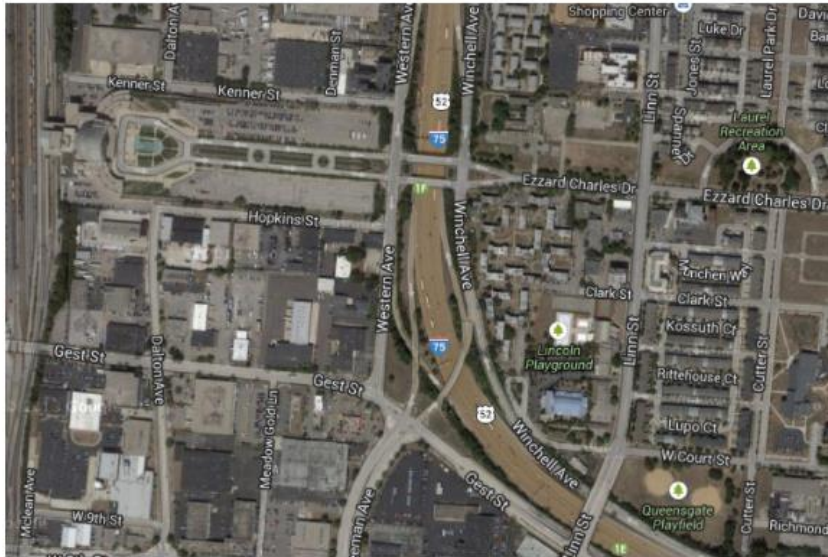
DOES THIS CHANGE SOLVE THESE ISSUES?

DOES MORE UNITS AND SMALLER SIZE GUARANTEE AFFORDABLE HOUSING?

RECENT EXAMPLE IN NORTHSIDE

- HIGHER DENSITY
- PROPERTY AND RENTS HAVE INCREASED
- CAIN (Churches Active in Northside) food pantry

  originally just served zone 23 –Northside

  Expanded its reach because the local clients couldn't afford to live there

PORTLAND'S ORIGINAL DENSIFICATION

"It's led to people being displaced from their neighborhoods either to make room for new buildings or just simply by being priced out as densification has brought [gentrification] along with it."[1]

Does this sound like increased Diversity and Affordable Housing?

1 **5 Ways to Add Density Without Building High-Rises**

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density and urban design

BENEFITS OF DENSITY

Economic & Environmental Sustainability

Housing Affordability

Historic Preservation

Small Business Development

CAN YOU RAISE A FAMILY IN A HOTEL ROOM?

What is the average size of a hotel room?

According to USAToday, the average hotel room is roughly 325 square **feet** with interior dimensions of approximately 13'x25' (including a full bathroom).

Under the current code, for example, a property zoned in the residential multi-family (RM) 0.7 zoning district must have 700 square feet of lot size for every unit it has. Under Keating's ordinance, the requirement would be reduced to 350 square feet.

From the Cincinnati Business Courier:

DO WE WANT LONG TERM RESIDENCES AND FAMILIES OR TRANSIENTS?

- Can you raise a family in a hotel room (350 sq.ft)?

- Is Clifton, CUF, Corryville, & Clifton Heights, just becoming extra dorm rooms for UC?

- Doesn't the Minneapolis and Seattle example indicate this should be done in **single family neighborhoods**?

- Portland approach is: ***Make single family homes into Community houses***[1]

- Do transients accomplish the goal of sustainability?

- Do the transients compete with families for housing thereby increasing costs and actually reduce chances of affordable housing?

- Does industrial commercial areas sound like a family friendly environment?

- Are we taking existing RM zones and packing them even tighter?

- **Are we again segregating the poor to undesirable areas?**

WHAT ARE OTHER CITIES DOING?

- Minneapolis – permitting 2 & 3 family buildings in previously designated single-family districts

- Portland – increasing FAR (floor-area-ratio) for multi-family buildings (allowing multi-family buildings to use more lot space)

- Seattle – permitting accessory dwelling units (ADUs) on single-family lots

[1] 5 Ways to Add Density Without Building High-Rises

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DO WE HAVE THE INFRASTRUCTURE FOR A MASSIVE 25% ZONING CHANGE ALL AT ONCE

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IN THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF OHIO
WESTERN DIVISION

_____
                              )
UNITED STATES OF AMERICA,     )
THE STATE OF OHIO, and        )
OHIO RIVER VALLEY WATER       )
SANITATION COMMISSION         )
                              )
            Plaintiffs,       )
                              )   Civil Action No. C-1-02-107
        v.                    )   Judge S. Arthur Spiegel
                              )
THE BOARD OF COUNTY           )
COMMISSIONERS OF HAMILTON     )
COUNTY, OHIO and THE CITY OF  )
CINCINNATI,                   )
            Defendants.       )
_____

CONSENT DECREE ON COMBINED SEWER OVERFLOWS, WASTEWATER TREATMENT

PLANTS AND IMPLEMENTATION OF CAPACITY ASSURANCE PROGRAM PLAN FOR

SANITARY SEWER OVERFLOWS
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- Can the sewers handle the change?
  MSD is already in violation

*("**MSD**"), **have Sanitary Sewer** Overflows ("SSOs") in
the **MSD Sanitary Sewer System, which have violated and continue to violate Section 301 of the Federal Water Pollution Control Act***

- Do we have enough police and fire personnel? I know our fire department has drawn on retirees as they are having trouble staffing. Medical emergencies are responded to with fire trucks because there aren't enough ambulances.

- Equipment like garbage trucks and snow plows are already over taxed.

- Parks and recreation are also at the breaking point. Parks must spend $10M or may be closing.

- Do we have the schools and social services for the change?

- Are all the industrial and commercial zones setup for the necessary residential changes?

- Does the city have funds to handle the expansion of required services at the pace of the developers?
  (How long has District 5 Police station been discussed and still no resolution)

- Will these new developments be given tax breaks which may exacerbate the city's ability to provide these services?

- What are the chances that the parking, streets, intersections, etc. will be adequate in all these areas?

SEVERAL OF THE ZONES ALLOW BUILDING TO 85 FT.
COULD THIS BE THE RESULTS?

"The threat of people moving in with nowhere to house them has led to large swaths of the historic fabric of urban neighborhoods to be destroyed and replaced with modern midrises and <u>high-rises</u> that are often out of many people's price range.

It's led to people being displaced from their neighborhoods either to make room for new buildings or just simply by being priced out as densification has brought <u>gentrification</u> along with it.

Cities have done a poor job in adding density in a gentler, kinder way that has fewer consequences to their existing character and existing populations, which are the reasons why people are moving there in the first place.

A great example of this is <u>Vancouver, BC</u>, which has increasingly become a sea of anonymous glass and steel high-rises in lieu of the quaint, diverse and beautiful city it was known to be.

Another example is how high-rise development is threatening to destroy the walkable and historic downtown <u>arts district of Roosevelt Row</u> in Phoenix, AZ.

The thing is, high-rises aren't the first thing cities should look to if they want to densify. There are a lot of options that can add to, not take away, from its organic vibrancy and sense of community.[1]"

1 **5 Ways to Add Density Without Building High-Rises**

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SUMMARY

- Do we really know all the ramifications of this proposal?
- All the (3) cities listed seemed to be doing this differently? WHY??
- Is it wise to make a large 25% zoning change all at once?
- Could this have a opposite effect? Add more transient residents and chase or force out more long term permanent residences. Is this stainability?
- If implemented, this would be very difficult to be undone and the city would be anchored to long term economic commitments.
- Why not let the community councils have a role in zoning in their communities? Isn't this what most of them have asked for instead of a one size fits all approach? Does Queengate have the same needs as Hyde Park? Wouldn't this approach provide better integration and more acceptance in our communities? Wouldn't this give the city time to properly handle the changes and adjust?