A special meeting of the Cincinnati City Planning Commission was held this day in the J. Martin Griesel Room of Two Centennial Plaza.

Present: Mr. Byron Stallworth, Chair, Commissioner
Mr. John Eby, Vice-Chair, Commissioner
Assistant City Manager John Juech, Commissioner
Mr. Jacob Samad, Commissioner

Absent: Ms. Anne Sesler, Commissioner
Vice Mayor Christopher Smitherman, Commissioner

Staff Present: Ms. Katherine Keough-Jurs, Director
Mr. Marion Haynes, Legal Counsel
Mr. Alex Peppers, Supervising City Planner
Mr. Jared Ellis, City Planner
Ms. Stacey Hoffman, Senior City Planner
Mr. Andy Juengling, Senior City Planner
Ms. Kira Palmer, AmeriCorps VISTA
Mr. James Weaver, Senior City Planner

Mr. Stallworth called the meeting to order at 9:10 a.m. and asked that everyone join in the Pledge of Allegiance.

Consent Agenda – Legislative

ITEM 1
Mr. Weaver presented a report and recommendation on the proposed vacation and sale of portions of Wade Street and Kuhfers Alley in the West End. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed vacation and sale of portions of Wade Street and Kuhfers Alley in the West End.

Speakers and Discussion:
Mr. Greg Otis, Eleva Design (555 Carr Street, Cincinnati, OH 45203), applicant on behalf of FC Cincinnati, indicated he had a presentation for Item 1 and Item 2, and would defer until Item 2 was presented by staff. Mr. Stallworth called for staff to present Item 2.
ITEM 2
Mr. Weaver presented a report and recommendation on a proposed zone change and a Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83 (PD-83) FC Cincinnati Stadium in the West End. The Department of City Planning staff recommended that the City Planning Commission:

APPROVE the proposed change in zoning for the block generally bound by Wade Street, John Street, Bauer Avenue and Central Avenue from RM-0.7 Residential Multi-Family to PD-83 and;

APPROVE the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #83, FC Cincinnati Stadium, as specified on pages 3 – 4 of the report and;

ADOPT the Department of City Planning Findings as detailed on page 5 of the report.

Speakers and Discussion:
Mr. Otis gave an overview presentation regarding Item 1 and Item 2. He gave an update regarding the status of construction of the stadium on the site. He showed photographs of the progress of the construction including the foundation and steel framing of the stadium, and the foundation of the east parking garage along Central Parkway. He outlined construction milestones and a timeline moving forward to the opening of the stadium in 2021. Mr. Otis spoke to the employment inclusion (MBE, WBE, and SBE) and gave a workforce update throughout the construction process. Mr. Otis then explained the purpose of the closure of Wade Street and Kuhfers Alley was to allow for the construction of an approximate 850 parking space garage. He then outlined the timeline moving forward through Major Amendment approval and Final Development Plan approval with respect to the proposed parking garage.

Mr. Stallworth asked about Attachment 2 on page 9 of the report regarding the intent for future development within the Major Amendment area. Mr. Otis indicated that there were no users at the time, but that the uses requested were intended to serve the neighborhood and the stadium development.

Mr. Stallworth asked if there had been developers engaging the applicant regarding the future development. Mr. Otis stated there were not.

Mr. Eby asked the applicant about safety measures taking place on the construction site. Mr. Otis indicated that Turner Construction had safety measures in place to ensure the construction was completed in a safe manner.
Mr. Stallworth asked if there were ongoing conversations regarding retention of affordable housing units surrounding the site. Mr. Otis indicated that he was unaware as these would be conversations between the team and the interested parties. Mr. Otis spoke to the recently completed Housing Study, but could not speak the specifics regarding the engagement.

Mr. Thomas M. Tepe, Jr. KMK Law (1 E. 4th Street, Cincinnati, OH 45202), attorney for FC Cincinnati, indicated that The Port had taken a lead on engagement, identified a need, and was working with a broad group on the implementation of the findings of the Housing Study. Mr. Stallworth stressed the importance of this issue because of the deficiency of affordable housing in the city, and added the importance of this issue in the light of the magnitude of this project.

Mr. Stallworth asked if there were any other questions for the applicants. There were none.

Mr. Keith Blake, 1123 Dayton Street, Cincinnati, OH 45214, past president of the West End Community Council, indicated that he could attest that FC Cincinnati had been engaged with the community and had done proper outreach to the Community Council. Mr. Stallworth asked about the attendance at the Community Council meetings. Mr. Blake indicated attendance was usually around 40 to 50 people. Mr. Stallworth asked who from the community attended the meetings. Mr. Blake responded that the attendance was primarily residents. Mr. Stallworth asked who, outside of legal counsel, from FC Cincinnati were in attendance at the meetings. Mr. Blake clarified that it was predominately project partners, including Turner Construction, and Mr. Jim Benedict and Ms. Anne Sesler from Government Strategies.

Mr. Juech commended Mr. Blake for his engagement throughout this process.

Mr. Mouhamed Coundoul, Steele Automotive Repair (412 W. Liberty Street, Cincinnati, OH 45214), asked if the applicant was going to remove them from their property. Mr. Otis indicated that there were no plans for development at that location.

Mr. Stallworth asked Mr. Juech if there was a City Department that Mr. Coundoul could speak to with questions about his business. Mr. Juech indicated it would be the Department of Community and Economic Development.

Mr. Ed Ratterman, 1213 Central Avenue, member of the Over-the-Rhine Brewery District Community Urban Redevelopment Corporation board, asked questions related to parking and circulation. He asked about the Central Parkway closure during major stadium events and the number of days this would be. Mr. Otis stated the Concept Plan indicated 41 events, which includes soccer games, major events, and community events. Mr. Ratterman asked if parking within the parking structures would be designated specifically for those attending the games and events. Mr. Otis indicated that the east and north garage would be game day restricted for patrons
of the stadium. Mr. Ratterman asked about the number of spaces in the east garage. Mr. Otis clarified there would be plus or minus 380 spaces in the east garage, and plus or minus 845 in the north garage. Mr. Weaver then clarified the locations of the east and north garages.

Mr. Stallworth asked for clarification regarding garage operation. Mr. Otis indicated these would be 24/7 garages, but on game days they were reserved for game day attendees. Mr. Samad asked about parking passes and operation. Mr. Otis indicated these details were still being worked out.

Mr. Ratterman indicated that his neighborhood and the Brewery District were looking forward to the stadium, and the safety improvements that were coming to Liberty Street through improvements. Mr. Stallworth asked Mr. Ratterman for an update from the approval of the Brewery District Master Plan. Mr. Ratterman indicated that there was positive activity taking place and highlighted examples of improvements that had taken place since its approval.

**Commission Action:**

**Adopted** the staff’s recommendation for Item 1 on the Legislative Consent Agenda.

- **Motion:** Mr. Juech
- **Second:** Mr. Eby
- **Ayes:** Mr. Juech, Mr. Samad, Mr. Eby, Mr. Stallworth

**Adopted** the staff’s recommendation for Item 2 on the Legislative Discussion Agenda.

- **Motion:** Mr. Eby
- **Second:** Mr. Samad
- **Ayes:** Mr. Juech, Mr. Samad, Mr. Eby, Mr. Stallworth

**Discussion Agenda – Quasi-Judicial**

**ITEM 3**

Mr. Weaver presented a report and recommendation on a proposed Final Development Plan for the north parking garage foundation for Planned Development #83 (PD-83) FC Cincinnati Stadium in the West End. The Department of City Planning staff recommended that the City Planning Commission:

- **APPROVE** the Department of City Planning Findings as detailed on page 8 of the report; and

- **APPROVE** a Final Development Plan and noise level requirements for the parking garage foundation for Planned Development #83 (PD-83) FC Cincinnati Stadium.

**Speakers and Discussion:**

Speakers were sworn in by Mr. Haynes.
Mr. Tepe presented testimony from Mr. Otis. After Mr. Otis identified himself and stated his role in the project, he affirmed his familiarity with the project and agreement that the information that had been presented today had been truthful.

Mr. Tepe asked Mr. Otis to verify that the geotechnical report for the garage foundation was accurate and the foundation would conform to those requirements. Mr. Otis confirmed. Mr. Tepe asked if Mr. Otis had read the report and recommendation presented by staff and whether Mr. Otis concurred with the report. Mr. Otis confirmed that he had read the report and agreed with its findings.

Mr. Tepe asked Mr. Otis about the need for approval of this item. Mr. Otis indicated that this would allow for the construction of the garage to commence if approved, which would allow the project to stay on schedule. Mr. Tepe indicated that he had no further questions for Mr. Otis.

Mr. Phil Beck, Hamilton County (138 E. Court Street, Cincinnati, OH 45202), indicated he was making himself available if there were any questions related to the construction and schedule of the garage. There were no questions for Mr. Beck.

Mr. Blake again stated he was in attendance to voice his support of the request. He indicated the Community Council was aware of the residents that would be impacted by the request, but they understood that these residents have secured relocated housing.

Mr. Juech stated that the team and representatives had worked hard to find solutions for those being displaced by construction. Mr. Stallworth asked Mr. Juech if he was leading a group of City Departments. Mr. Juech clarified that he was the point person, but the City staff and City Departments were doing the hard work. Mr. Juech spoke to the monthly meetings that took place between the team and the City.

Ms. Keough-Jurs indicated that all items that came before the City Planning Commission also went through the City’s Coordinated Site Review process that included all reviewing agencies of the City to ensure all details of the plans were properly vetted.

**Commission Action:**

*Adopted* the staff’s recommendation for **Item 3** on the **Quasi-Judicial Discussion Agenda**.

- **Motion:** Mr. Eby
- **Second:** Mr. Juech
- **Ayes:** Mr. Juech, Mr. Samad, Mr. Eby, Mr. Stallworth

**Director’s Report**

Ms. Keough-Jurs thanked the City Planning Commission members and the audience for coming down for a Special Meeting. She indicated that the City anticipated additional requests by FC Cincinnati to come before the City Planning Commission in the future.

*The meeting adjourned at 10:05 a.m.*
APPROVAL OF THE PROCEEDINGS OF THE CITY PLANNING COMMISSION

January 24, 2020

The minutes for the January 24, 2020 Special Meeting were approved as distributed.

Katherine Keough-Jurs, AICP, Director
Department of City Planning

Byron Stallworth, Chair
City Planning Commission

Date: 2/7/2020

Date: 07 FEB 2020