



Zoning Study on Surface Parking in the Downtown Development Zoning District

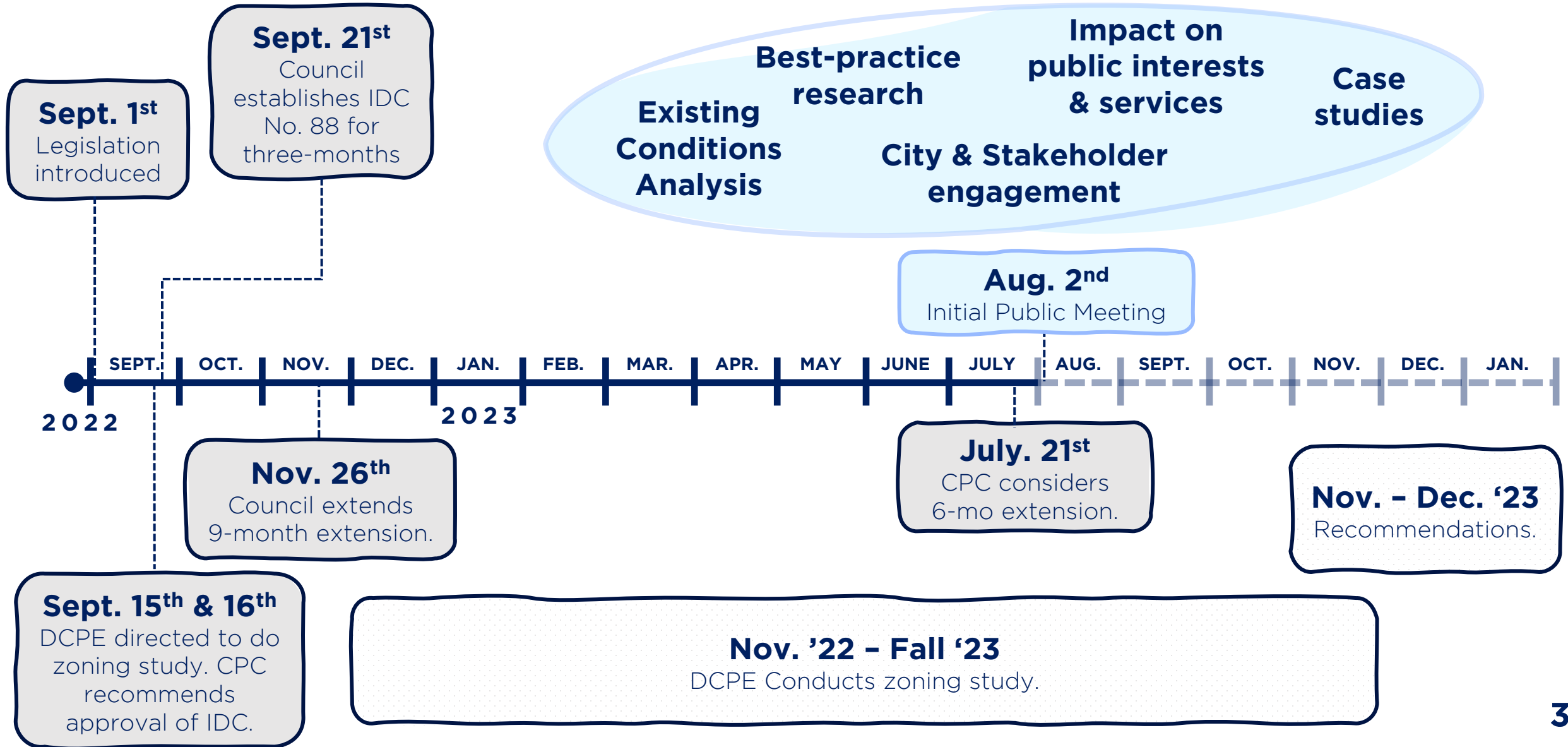
Public Staff Conference | November 8, 2023

PURPOSE OF PUBLIC STAFF CONFERENCE

A staff conference is a public meeting to discuss the zoning study and proposed zoning changes to allow staff to obtain feedback

- City staff will facilitate the meeting and answer any zoning study and proposed zone change questions
- **No decisions** are made at this meeting
- Please **remain muted**. Q&A will happen and everyone who signed up will be called on.
- Use the chat bar for tech-related issues or questions

TIMELINE





Subject Properties



Property Location

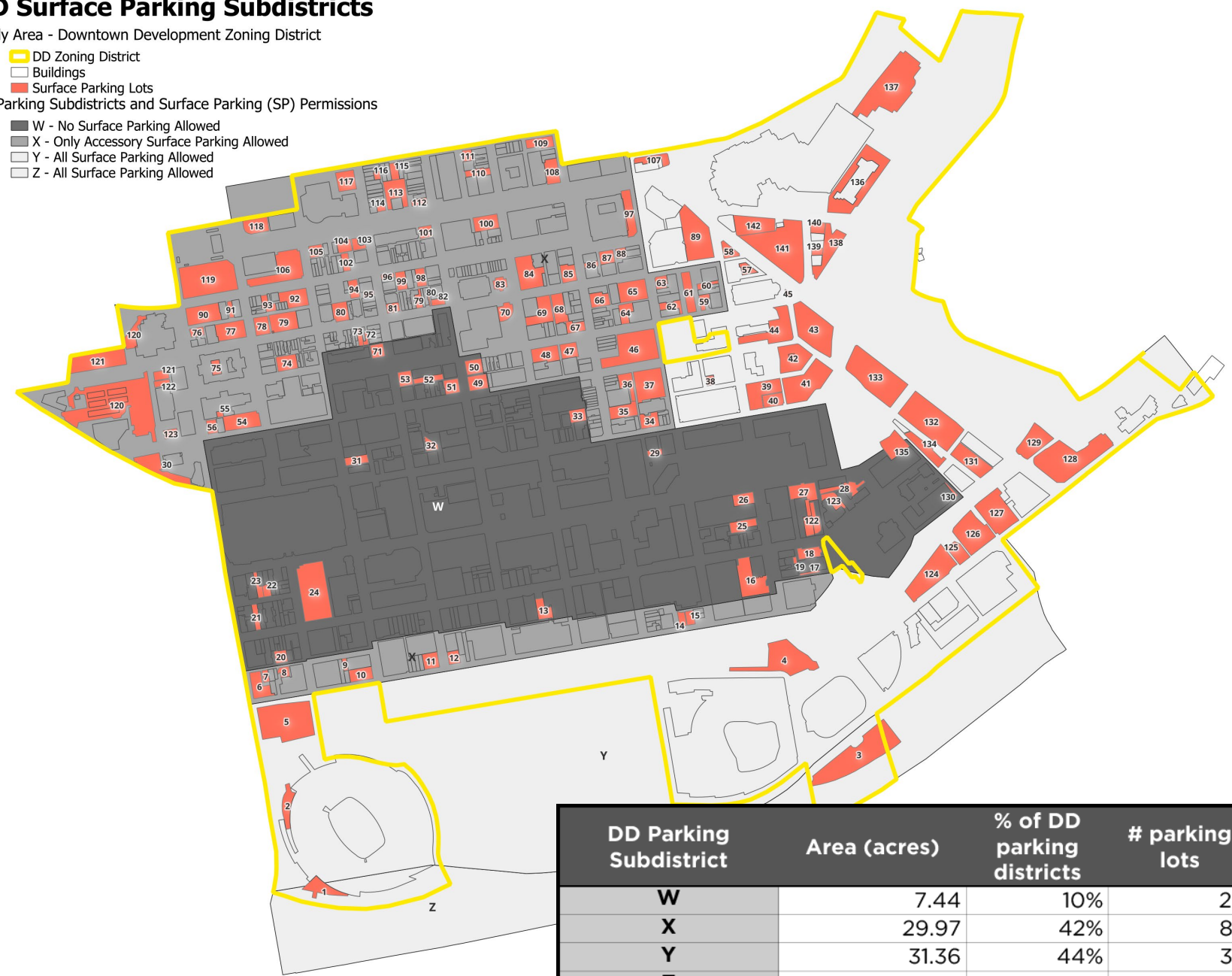
 DD - Downtown Development Zoning Districts

EXISTING CONDITIONS

DD Surface Parking Subdistricts

Study Area - Downtown Development Zoning District

- DD Zoning District
 - Buildings
 - Surface Parking Lots
- DD Parking Subdistricts and Surface Parking (SP) Permissions
- W - No Surface Parking Allowed
 - X - Only Accessory Surface Parking Allowed
 - Y - All Surface Parking Allowed
 - Z - All Surface Parking Allowed



~150 surface lots

Current surface parking regulations:

- Subdistrict W – no surface parking allowed
- Subdistrict X – accessory only
- Subdistricts Y & Z – no surface parking restrictions

DD Parking Subdistrict	Area (acres)	% of DD parking districts	# parking lots
W	7.44	10%	26
X	29.97	42%	87
Y	31.36	44%	33
Z	2.70	4%	2
Total	71.47		148

EXISTING CONDITIONS

Study Area - Downtown Development Zoning District

- DD Zoning District copy
- Garages

- Surface Parking Lots
- Streets
- Street Names

Supply & Utilization

- 40,162 commuter parking spaces
- 7,574 available
- 81% utilization

Source: 3CDC/DCI Spring 2023 Parking Survey

On-street Utilization

- 1,980 parking spaces
- Pre-COVID: 52%
- Post-COVID: 47%

(margin of error 3% +/-)

Research shows that each time residential density doubles, auto ownership falls by 32 to 40 percent (Holtzclaw et al. 2002).



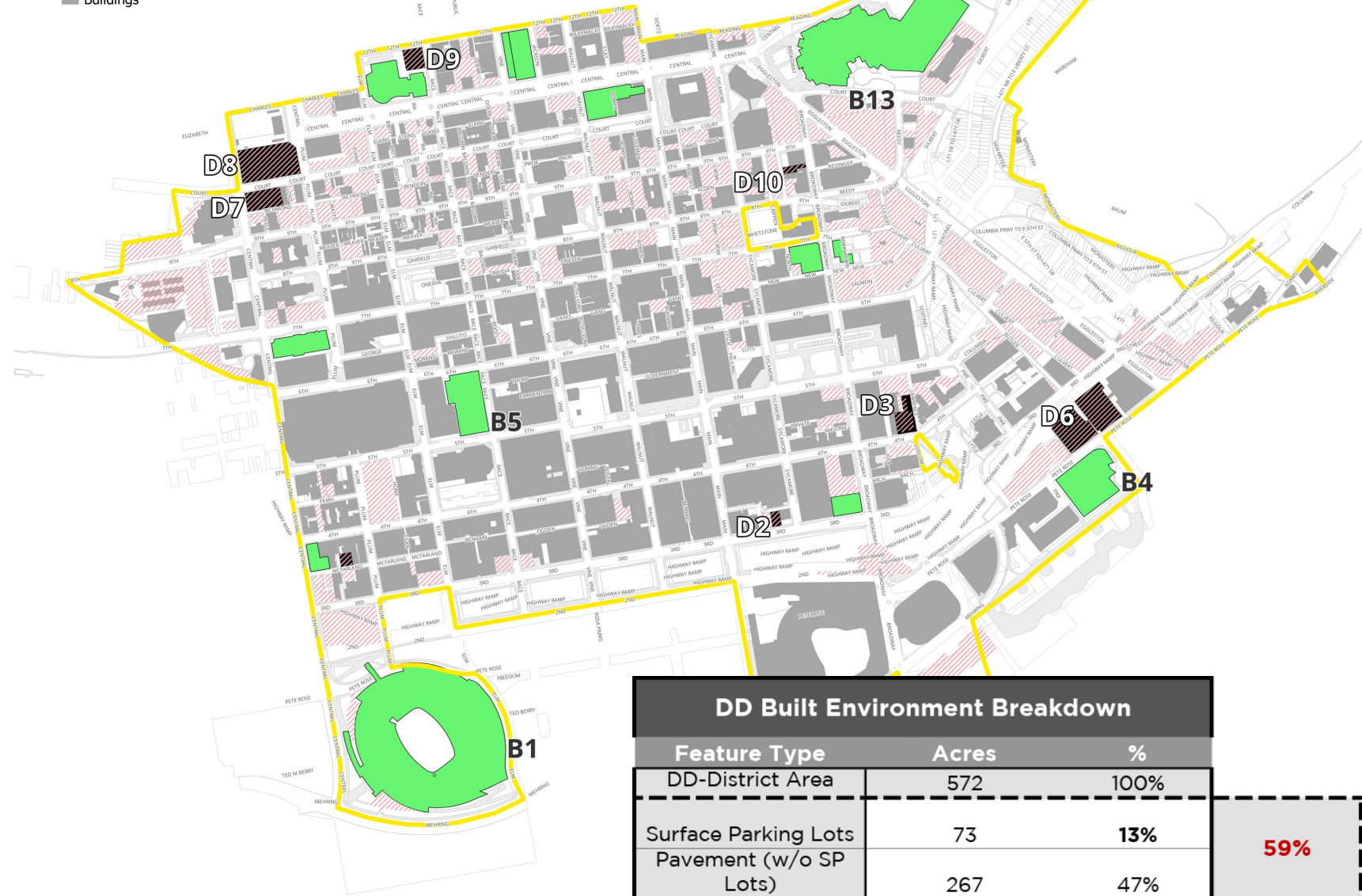
FAR Totals -
Garages - 4,176,767.72
Surface Parking Lots - 3,116,456.69

EXISTING CONDITIONS

New Surface Parking and Buildings

Study Area - Downtown Development Zoning District

- DD Zoning District
- Surface Parking Lots
- Redeveloped Parking Lots since 1996
- Building Demolished into Parking Lots since 1996
- Buildings



Some redevelopment activity over the last 25 years

- 10 new surface lots
- 13 new buildings
- 13% surface parking lots

DD Built Environment Breakdown		
Feature Type	Acres	%
DD-District Area	572	100%
Surface Parking Lots	73	13%
Pavement (w/o SP Lots)	267	47%
Buildings	185	32%
Parks/Lawn/Plazas	47	8%

59%
92%

EXISTING CONDITIONS

Existing Land Uses

Study Area - Downtown Development Zoning District

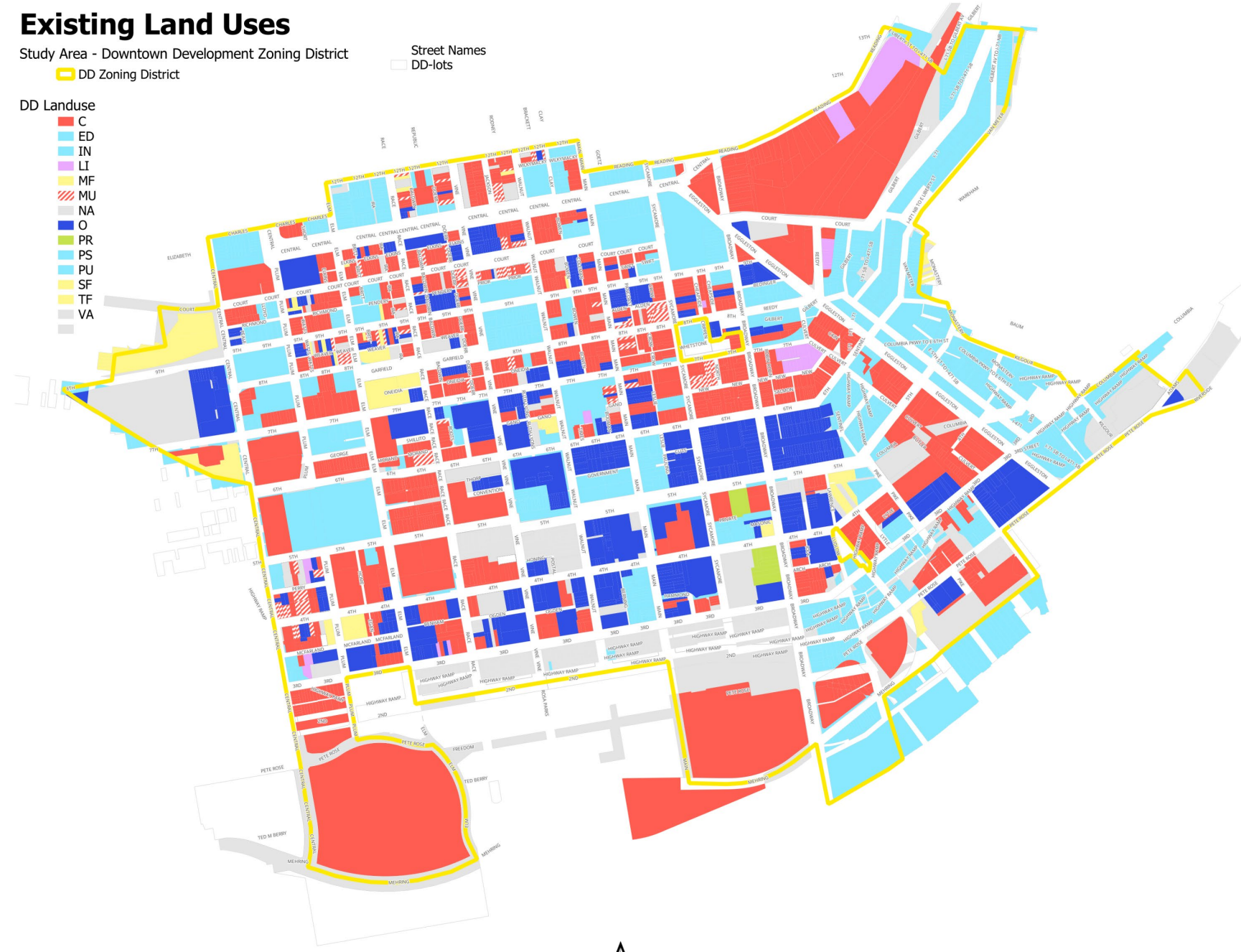
Street Names

DD Zoning District

DD-lots

DD Landuse

- C
- ED
- IN
- LI
- MF
- MU
- NA
- O
- PR
- PS
- PU
- SF
- TF
- VA



Uses

Mostly commercial, office, and public institutional uses

What do people want MORE of?

Residential, public space, and commercial uses

What do people want LESS of?

Office

Where do you people spend their time in the DD and how do they get there?

Where do people spend their time downtown?

OTR
CAC
The Banks
Fountain Square
Findlay Market
Aronoff Center
the library
Court Street
4th Street
Walnut Street
Piatt Park

What might make them spend more time downtown?

- Better transit
- More amenities
- Active frontages
- Pedestrian activity
- More programming and entertainment
- Safe biking and walking
- Free parking

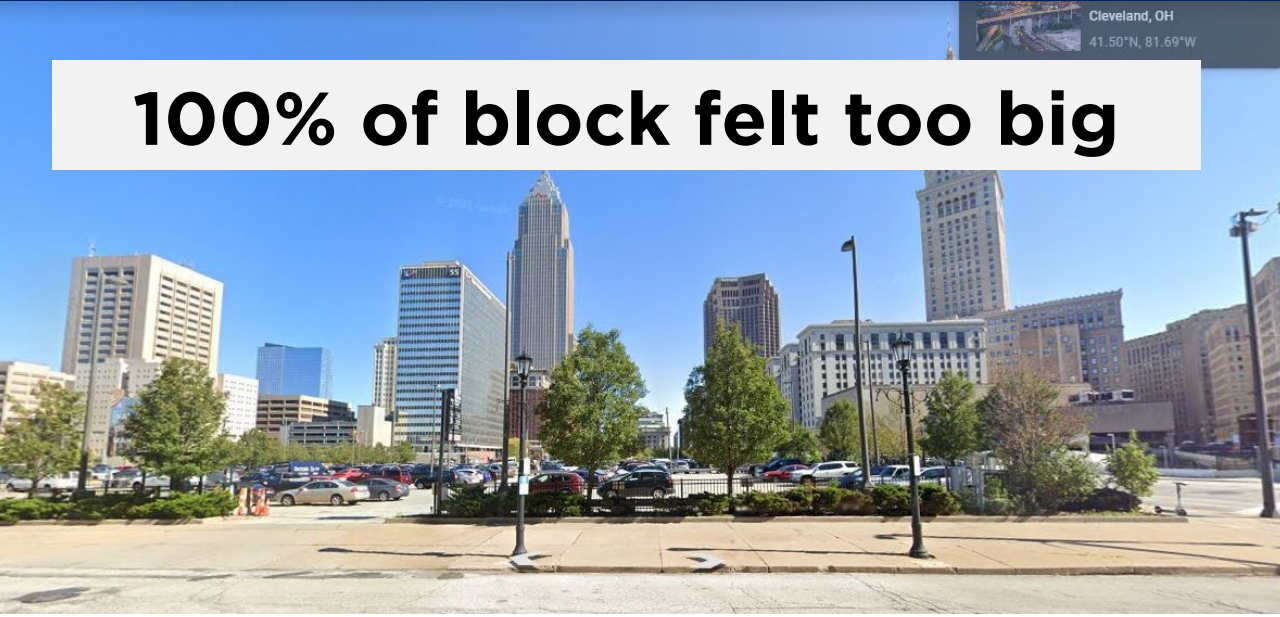
What are user priorities when parking downtown?

1. Safety getting to and from destination
2. Pleasant walk
3. Proximity
4. Cost

Respondents either walked, rode public transit, and or drove. Users polled would walk 10 minutes from parking.

Public Engagement

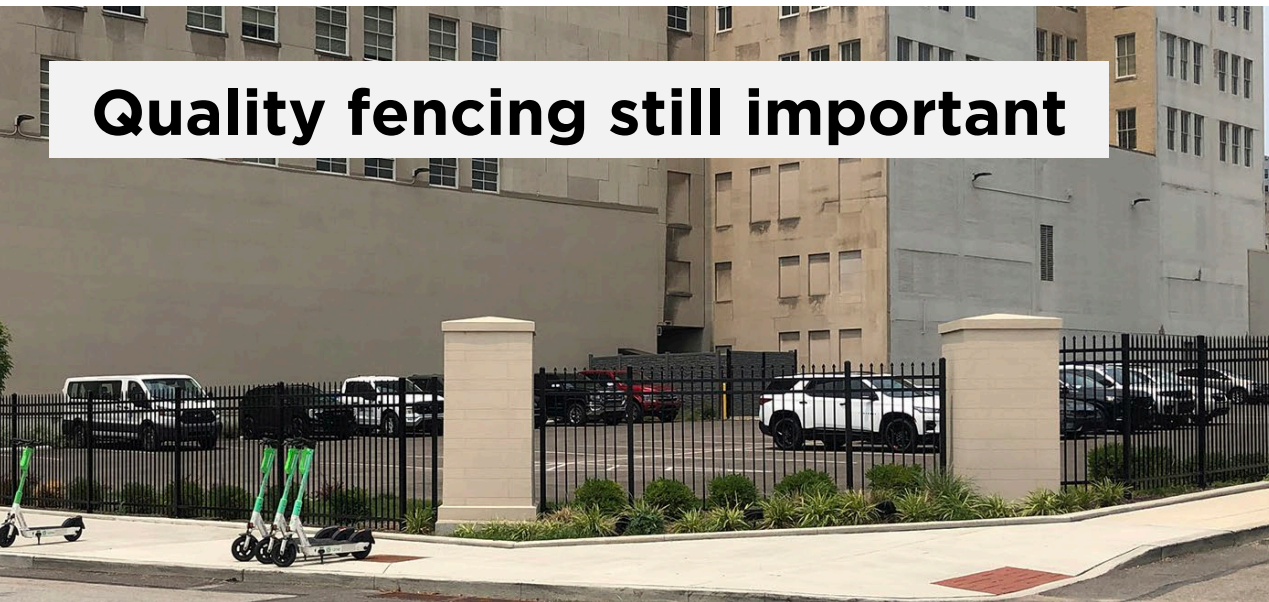
100% of block felt too big



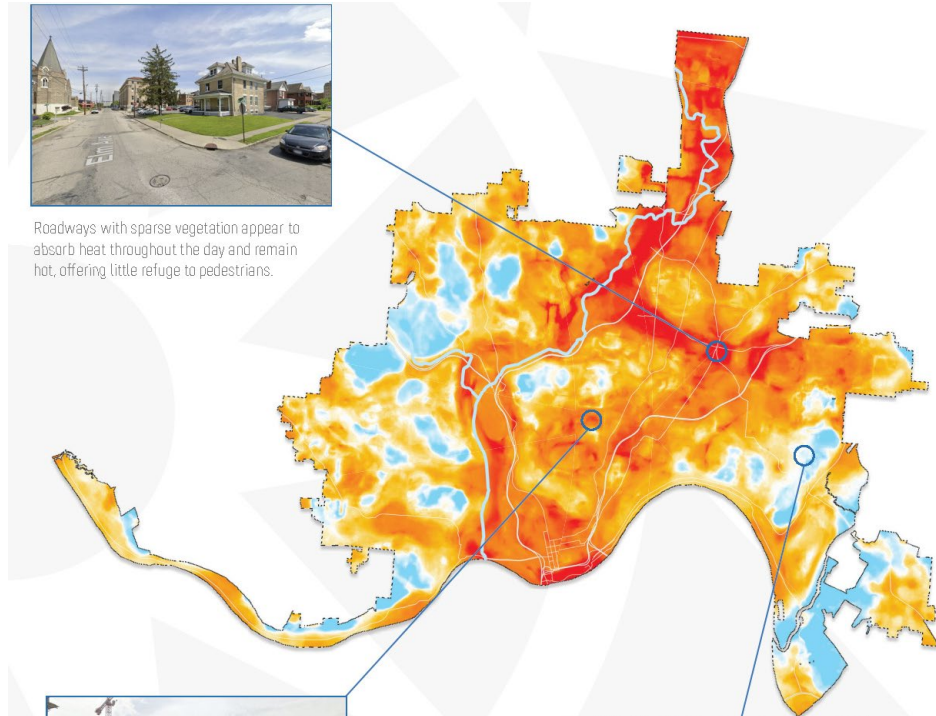
Require more landscaping



Quality fencing still important



ENVIRONMENTAL AND PEDESTRIAN IMPACTS



- **Urban heat island**
- **Stormwater runoff**
- **Lowers air quality**
- **Enabling automobile-oriented lifestyle choices**

- **Creates dead-zones for pedestrians.**

PEER CITIES | Summary

Reviewed 7 peer cities codes:

- Pittsburgh, PA
- Cleveland, OH
- Lexington, KY
- Indianapolis, IN
- Louisville, KY
- Columbus, OH
- Toledo, OH

FINDINGS

- Most regulate downtown parking differently.
- Several ban commercial parking or limit size
- Many require more robust landscaping
- Some require bike parking
- A few have design review
- No decrease in development

RECOMMENDATIONS

- **Prohibit new surface parking in all subdistricts.**
- **Allow interim lots or Subdistricts Y and Z**
 - 5 years with a possible 2-year extension
- **Require additional landscaping requirements for all new surface lots.**

RECOMMENDATIONS

Regulation	Current Code	Proposed Change	Rationale
TREES	1 tree/10 parking spaces	Increase to 1 tree/4 spaces	Form-Based Code alignment
BUFFERS	3' perimeter buffer	5' buffer along street edge	peer city research
IF LARGER THAN 0.25 ACRES:			
INTERIOR BUFFERS	None.	broken down into smaller parking areas with 15' planted landscape areas between them	Form-Based Code alignment
BIKE PARKING	None.	1 bike parking spot/20 car spaces	current parking garage code requirement
EV CHARGING	None.	2 percent requirement (1 out of 50 spaces), 5 percent of spaces are EV charger ready (inclusive of spaces with chargers installed)	City Ordinance (89-2017), peer city research
SURFACING/PAVING	Can be: Asphalt, concrete, interlocking masonry paver, or open honeycomb paving blocks	Heat reflective materials OR permeable pavers required.	OES (Le Blonde pilot)

RECOMMENDATIONS

Existing Requirements



Proposed Changes



NEXT STEPS

- Feedback will be incorporated into the zoning study, recommendations, and report.

City Planning Commission Meeting

- *December 1, 2023*

Equitable Housing and Growth Committee

- *To be determined*

City Council

- *To be determined*

Q & A

- Everyone will be unmuted one-at-a-time
- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

Contact

City Planning

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