

Neighborhood Vision Plan  
Steering Committee Meeting #2  
January 23, 2019

**Alex Pesta, City Architecture:** We will be slowing down the process at the request of the committee. We will work to understand the public perspective, before talking policy.

This will essentially double the process and create more time for us to work with the Steering Committee. While we want to make sure we are being inclusive, we need to make sure we are staying on track. As a way of using this time effectively, we are suggesting 3 sub-committees:

- Historic Guidelines: outline, topics, design review process
- Affordable Housing: finalize definition, strategies, etc.
- Transportation/Mobility: circulation, parking, amenities
- Other things to consider: Amenities, Streetscaping, Public Space amenities

**Councilman McCormack:** The role of this committee is to steer the process, be present, and bring information back to the communities you represent. When we have conversations outside the room, please bring them back to this space. Please make time outside this room with neighbors to share this conversation.

**Presentation from Cleveland City Planning Department (Director Fred Collier, Planner Matt Moss)**

There is a point where the planning process stops and the policy will pick begin.

From the city perspective, the [planning department] wants citizen control. Citizens can inform the administration, but also try to inform the administration on how we need to regulate and they have special interests who want to push a certain ideology. From the City's perspective, these individuals are informing the community of what they think are the issues as opposed to asking the community what they need. The City Planning Commission's role is not about finding financing, it is about engaging community, planning, regulation, and advocacy.

This process is about a lot of things:

1. Understand community needs
2. Informing a comprehensive plan
3. Making sure the plan meets regulatory guidelines. We want to utilize code to help with transparency.
  - a. The landmarks commission helps to protect districts—see themselves as shepherds of good development.
4. Advocacy is where the elected officials and community meet—this will need education and outreach, will help to facilitate the implementation of plans, it will also be the same message to the development community, and the establishment, etc.

## Review of first public meeting

There was a lot of conversation about walkability and complete neighborhoods. In the feedback, housing options become an issue for individuals wanting to stay in the neighborhood for the next 30 years. One issue was housing typologies; one was that rising property taxes were potentially pushing people out.

## Affordable Housing

Housing can be diverse, mixture of housing typologies and options are here. –Half the options are not even possible.

\*\*HUD definitions of affordable housing: “Housing is affordable if it is 30% of annual income...”

\*\*Urban Land Institute definition: “...[HUD’s] 30% may not be possible based on location, trends, etc.”  
There may be subsidies may be used to make housing more affordable such as tax abatements.

→Somewhere between these two definitions is where Ohio City is as a neighborhood.

In Ohio City→Affordable=\$1000/month based on Ohio City’s median income

In Cleveland→\$689/month

\*\*This is where the shortage is. How many people pay this much and live in a highly functioning neighborhood?

**\*\*Is 30% of income appropriate to define affordability in Ohio City?**

Need to distinguish between affordable and low-income—most people are talking about low-income

Need to have affordability at all levels-include renters

Affordability is relative

Can tax-abatement being given to developers be used to make the new developments affordable?

Tying financial incentives for developers to public good?

Public subsidy tied to affordable housing?

## Density

Ohio City is one of the few neighborhoods that has Transportation-Oriented-Development and is well served by public transit.

- Mixture of uses
- Density where is makes sense
- Compact in an urban setting
- The shift is based on demographic/real estate trends

Economic impact—there are more businesses that are busy, more revenue

\*\*Case Study: Shadyside, Pittsburgh

Similar to Ohio City, small, close to the city

Successful in consolidating density & consolidating corridors to get economic development going

Walnut St. increased density-no space between buildings; development mostly adaptive re-use

Ellsworth/S. Highland-larger buildings, larger development, more diverse environment, adaptive re-use w/historic buildings, infill development

**\*\*Where does density make sense in Ohio City? Where does it belong in the neighborhood?**

## **Zoning**

What are we trying to accomplish moving away from the current code?

Zoning really started around public health. People lived close to where they worked, which was largely industrial and the people needed to move from the noxious industrial spaces.

Cleveland uses Euclidian Zoning Code: how land-use regulated the law and how land is used and how buildings were set on that land. There is a pyramid of zoning that dictates priorities. The bigger one piece is on the pyramid, the fewer regulations and codes.

- The Cleveland zoning code fostered single-family homes with set-backs. Multi-family have greater setbacks—the code mirrors suburban code

Ohio City was built before the city zoning code enacted (1929). This is why the neighborhood is more dense. Changes have been made over time piecemeal, moving more towards Form-Based Zoning that begins to regulate *what* buildings look like.

The city allows for unrestricted industry-which allows for anything and anywhere. Everything else has to be pieced in around it.

21<sup>st</sup> century zoning tends towards mixtures of land use

Segregate residential and commercial uses

Commercial uses surrounded by parking, surrounded by residential

The conflict arises when new development comes on and older buildings go away-the new buildings are regulated by the older, suburban-style code used throughout the rest of the city, even though it may be located in an area that was built before the zoning was developed.

It would be difficult to try to establish and maintain corridors like Lorain Ave in other parts of the neighborhood→**Do we want to double down on the dense corridors?**

**How to build up not out?—leads to economic vitality, etc.** There are various interests coming into this community that we need to be responsive to and be aware of.