## To All Parties involved with the Decision regarding the Proposed Urban Parking Overlay District within Portions of Oakley:

## My family has owned property and run a business on Madison Road since 1913. We have a vested interest in the continued success of this community- a family-friendly neighborhood which offers a variety of retail products and services for not only the residents of Oakley but for residents of the city of Cincinnati at large.

## Parking in Oakley has been an issue for more than fifty years. My father, Jim Aglamesis, tackled this upon his inauguration as President of the Oakley Chamber of Commerce in 1950.

## A solution, at the time, was the development of the private parking lot at 3058-3060 Madison. This lot was created to facilitate shopping in Oakley Square for those who did not live within walking distance. The lot is for short-term use- shoppers coming and going. There has historically been no parking fee for shoppers- again to facilitate their ease in coming to Oakley. The lot is owned and maintained by De Metro Realty Co. and sustains itself with nominal fees paid by retail shopkeepers in close proximity.

## My understanding is that the current request for the parking overlay comes as a result of a loss of prospective businesses that have been turned away from Oakley because their property cannot accommodate the required parking spaces needed within the existing zoning code.

There must have been a reason for the parking requirements of the current zoning code to exist. Unbridled traffic and congestion would detract from the ambiance of the neighborhood adding stress for all parties: residents and their guests, consumers, and employees all attempting to find parking.

## Current business owners who have been here for decades and have played by the zoning rules may be hurt for the benefit of new players who have no responsibility to provide parking for their customers. Customers of existing businesses may be deterred by the increased scarcity and/or cost of parking.

## The current parking investment by existing business owners will become devalued as the cost to oversee parking spaces increases exponentially. Those of us with parking will be forced to more closely monitor our lots, thereby increasing the cost to manage our lots, which will ultimately increase the cost to our parking customers and tenants. In the case of my family’s lot at 3058-3060, it is unlikely that we would be able to continue to offer free parking for the shoppers- which may impede some existing customers from returning.

## The Oakley 2019 Master Plan identified the following key concerns from the residents and business owners that participated in the plan’s inception:

* Maintaining affordability for homeowners and renters
* Overdevelopment
* Traffic congestion and pedestrian safety
* Parking
* Losing neighborhood identity
* Criminal activity
* Lack of greenspace and parks

It seems to me that instituting the proposed Urban Parking Overlay District has the potential to exacerbate more than one of the community’s original concerns.

## Oakley is a highly desired Cincinnati community with a vibrant business district. At what point does it begin defeating itself by dismantling the mechanism to provide safe growth?

## Respectfully submitted,

## Dianne A. Lytle

## De Metro Realty Co.