

**Honorable City Planning Commission
Cincinnati, Ohio**

January 19, 2024

SUBJECT: A report and recommendation on a proposed zone change at 3925 and 3927 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD), including the Concept Plan and Development Program Statement, in Northside.

GENERAL INFORMATION:

Location: 3925 and 3927 Old Ludlow Avenue, Cincinnati, OH 45223 (Exhibit A)

Petitioners: Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), Urban Sites

Owner: NEST, 1546 Knowlton Street, Cincinnati, OH 45223

Request: To change the zoning of the property from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) to allow for the creation of affordable housing units and commercial space through new construction and adaptive reuse of the Stagecraft Building.

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Petition for Zone Change
- Exhibit C Concept Plan
- Exhibit D Development Program Statement
- Exhibit E Letters of Support
- Exhibit F Coordinated Site Review Letter
- Exhibit G Correspondence from Historic Conservator

BACKGROUND:

The subject property, comprised of three parcels, is approximately 2.07 acres in size, and located on the southeast corner of the intersection of Ludlow Avenue and Old Ludlow Avenue, just south of Spring Grove Avenue in the Northside neighborhood. The site currently consists of vacant land as well as a vacant four-story commercial building that formerly housed the Stagecraft company. The subject site is currently zoned Commercial Community-Mixed (CC-M) on the northern portion and Manufacturing General (MG) on the southern portion.

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites are proposing to build an affordable housing development. The petitioners are seeking Low-Income Housing Tax Credits (LIHTC), which requires an application to be submitted to the Ohio Housing Finance Agency (OHFA) by the end of February 2024. OHFA requires that the property be properly zoned prior to the LIHTC submission. As such, the petitioners are requesting a zone change from Commercial Community Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) for the properties located at 3925 and 3927 Old Ludlow Avenue to permit the development.

ADJACENT LAND USE AND ZONING:

The property requested to be rezoned is currently zoned Commercial Community-Mixed (CC-M) and Manufacturing General (MG). The existing zoning and land use surrounding the subject site is as follows:

North:

Zoning: Commercial Community-Mixed (CC-M)
Existing Use: Commercial (Fast food restaurant, gas station, vacant and occupied storefronts)

East:

Zoning: Commercial Community-Mixed (CC-M) and Manufacturing General (MG)
Existing Use: Single-family residential, Parking lot

South:

Zoning: Manufacturing General (MG)
Existing Use: Mill Creek and William P Dooley Bypass

West:

Zoning: Commercial Community-Mixed (CC-M) and Manufacturing General (MG)
Existing Use: Ludlow Viaduct

PROPOSED DEVELOPMENT:

Northsiders Engaged in Sustainable Transformation (NEST), Over-the-Rhine Community Housing (OTRCH), and Urban Sites are proposing to build an affordable housing development. The development will consist of approximately 50-70 units ranging from studios to three-bedroom apartments affordable to tenants with income levels at or below 60% area median income (AMI). The units would be spread between the renovated Stagecraft Building and a newly constructed four-story building to the south. The proposed development would also include roughly 1 parking space per 2 units. The site is within a 10-minute walk to existing retail, entertainment, the Northside Transit Center, and recreation facilities.

NEST currently owns two of the three parcels that make up the site. The third parcel is owned by the City of Cincinnati. A Coordinated Report was circulated and a proposed sale was initiated to sell the property to NEST. The two sites currently owned by NEST contain the existing Stagecraft Building, which is within the Northside NBD Local Historic District and has remained vacant for many years, and a vacant lot. The City-owned parcel currently operates as a storage site for the Department of Public Services (DPS). The City is working to move the storage site to another location. The proposed development is seeking a LIHTC award in May 2024.

The proposed development includes renovating the existing building and constructing a new residential building on the southern portion of the site. The proposed development is a mixed-use project that includes a unit count between 50 and 70 dwelling units spread across both buildings and commercial use on the first floor of the existing building. The residential units will be a mix of studio, one-, two-, and three-bedroom units. The petitioner anticipates affordability levels of 60% AMI for the units. The intended use of the commercial space is for commercial retail and services, eating and

drinking establishments, and recreation and entertainment. The commercial space is to be located on the ground floor of the existing Stagecraft Building.

Buildings

The existing structure is four stories in height, and approximately 4,300 gross square feet in size. The petitioner is not proposing any additions to the existing structure as shown in the submitted Concept Plan (Exhibit C). The only modification to the existing structure is moving the commercial entry of the Stagecraft Building slightly to create a new, historically compatible storefront. The first floor of the building will be commercial space, with floors two through four containing residential units with a residential lobby in the rear of the building.

The new structure would also be four stories in height and approximately 6,750 gross square feet in size. All four floors will be for residential use; there will be no commercial uses in this building. Residential amenities will be housed in the new structure and include interior bike parking, fitness/community room, terrace, and meeting space.

Parking and Circulation

The proposed Concept Plan includes surface parking spaces on-site immediately to the east of the new structure, providing a buffer between Ludlow Avenue and the residential structure. Vehicular ingress/egress to the surface lot will be from the William P Dooley Bypass to the south of the site. The petitioner indicates an overall parking ratio of around 0.5 parking spaces per unit. The final parking ratio will be based upon the finalized number of dwelling units. The plan also includes bicycle parking within the first floor of the new structure.

Signage

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood-Mixed, Commercial Community-Mixed, and Urban Mixed Districts (Section 1427-37 “Signs Standards for the C and UM Districts”). Additionally, the Northside NBD Local Historic District includes signage requirements in the Conservation Guidelines. Any signage within the historic district must go before the Historic Conservation Board.

Open Space, Landscaping, and Buffering

Final landscaping and buffering will be submitted with the Final Development Plan. The Concept Plan outlines that the maximum hard surface area for the site is 29,842 square feet, which results in 9,774 square feet of open space (25.5% of the site).

Schedule

The petitioner has provided the following as an estimated timeline of funding and construction for the project:

February 2024	OHFA LIHTC application
May 2024	OHFA LIHTC Award
Summer 2025	Construction begins
Late 2026	Construction completion

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. **Minimum Area** – *The minimum area of a PD must be two contiguous acres.*

The proposed zone change area is approximately 2.07 contiguous acres (Exhibit A). This satisfies the minimum area required for a PD.

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

Two of the three properties within the proposed zone change are currently owned by NEST. The third is owned by the City of Cincinnati. A Coordinated Report for the property and right-of-way was circulated among City departments, and no objections were raised. The Department of Community and Economic Development is facilitating the sale.

- c. **Multiple buildings on a lot** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicates reuse of the existing four-story building known as the Stagecraft Building. An additional four-story building is proposed to be newly constructed on the southern portion of the site. The gross square footage of both buildings combined will be approximately 11,050 sf. (Exhibit D).

- d. **Historic Landmarks and Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

The northern portion of the site falls within the Northside NBD Local Historic District. Therefore, the City Planning Commission will require Historic Conservation Board guidance related to approval of the Final Development Plan (Exhibit G). Additionally, any signage proposed for the Stagecraft Building will need to follow the signage regulations of the Northside NBD Local Historic District. Depending on how the parcels are consolidated, the new building may also be subject to the historic district regulations (Exhibit G).

- e. **Hillside Overlay Districts** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located with a Hillside Overlay District.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The subject property is not located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.

The petitioner has submitted a Concept Plan (Exhibit C) and Development Program Statement (Exhibit D) that includes sufficient information regarding proposed uses, building location, street access, pedestrian circulation systems, and open space and landscaping. See *Proposed Development* for more information.

- b. **Ownership** – Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.

Two of the three properties within the proposed zone change are currently owned by NEST. The third is owned by the City of Cincinnati. A Coordinated Report for the property and right-of-way was circulated among City departments, and no objections were raised. The Department of Community and Economic Development is facilitating the sale.

- c. **Schedule** – Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.

The petitioner has provided a schedule for the proposed development. The estimated timeline provided as part of the Concept Plan and Development Program Statement is outlined in the *Proposed Development* section of this report. An approval of the Concept Plan and Development Program Statement would lapse two years from its effective date unless a Final Development Plan is approved, or the City Planning Commission approves an extension per Sec. 1429-11.

- d. **Preliminary Reviews** – A preliminary review of geo-technical, sewage, water, drainage and refuse collection.

The proposed development was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process. The Metropolitan Sewer District (MSD) and Stormwater Management Utility (SMU) noted that a Utility Plan and Detention Plan would be required prior to permitting. These plans will be submitted as part of the Final Development Plan.

- e. **Density and Open Space** – Calculations of density and open space area.

The Development Program Statement indicates a total unit count between 50 and 70 dwelling units on the 0.98 acre-site (this area does not include the portion of the zone change within the right-of-way) which results in a density range of 51 – 71 units/acre. The exact density will be calculated once the final number of dwelling units is determined as part of the Final Development Plan submittal. Additionally, the Development Program Statement explains that approximately 25.5% of the site will be preserved as open space. A landscape plan will be required as part of the Final

Development Plan submittal.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved. Again, the City Planning Commission will require Historic Conservation Board guidance related to approval of the Final Development Plan (Exhibit G).

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan was reviewed by City departments and reviewing agencies through the City's Coordinated Site Review process as a Development Design Review. A Coordinated Site Review Advisory Team meeting was held on January 2, 2024. A meeting with the petitioner and project partners was held on January 9, 2024, to allow the petitioner the opportunity discuss the comments outlined by each of the departments. No objections were voiced regarding the zone change or Concept Plan, however, additional requirements need to be met before permits are obtained. The full letter is attached as Exhibit F. Below is an outline of the major additional requirements that will be addressed in the Final Development Plan:

- The Metropolitan Sewer District (MSD) outlined that a utility site plan will be required to be submitted and reviewed in order to obtain permits, and that the applicants should work with MSD to determine the proximity of the building to existing sewers.
- Stormwater Management Utility (SMU) requires a detention system for the site, a grading plan, an erosion and sediments control plan, and a utility site plan prior to permitting.
- The Office of Environment and Sustainability (OES) indicated that environmental approval will be necessary if the project seeks City qualified incentives.
- The Department of Transportation and Engineering (DOT) outlined that the proposed parking lot cannot go beyond the property line, that all buildings need to be at least 10 feet from the right-of-way, and that the stopping distance length is appropriate.

The petitioner received a copy of the comments from each of the departments and will be working with the departments to address these requirements prior to submitting a Final Development Plan.

PUBLIC COMMENT AND NOTIFICATION:

The Department of City Planning and Engagement held a virtual Public Staff Conference on the proposed zone change on January 3, 2024. Dual notice of the Public Staff Conference and the January 19, 2024 City Planning Commission meeting was sent to property owners within a 400-foot radius of the subject property, the Northside Community Council, and Northside Business Association. There were 2 community members in attendance along with the petitioner and development team. During

the staff conference, the development team provided an overview of previous related projects, neighborhood engagement, and a summary of the proposed project.

During the discussion portion of the Public Staff Conference, one community member asked for an overview of the proposed project timeline, which the applicant team provided. Another community member voiced enthusiastic support for the proposal. No concerns were voiced during the meeting, although the applicant team noted that extensive community engagement has already been done for this proposal and that more engagement will follow for the final development plan if LIHTC funds are awarded.

Letters of support regarding the proposed zone change and Concept Plan were submitted to the Department of City Planning and Engagement from the Northside Community Council and the Northside Business District (Exhibit E). No other correspondence has been received.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Goal in the Live Initiative Area of *Plan Cincinnati* (2012) to “Create a more livable community” (p. 156), specifically the strategy to “Support and stabilize our neighborhoods” (p. 160). The proposed zone change aims to help revitalize the southern end of the Northside Business District by rejuvenating a prominent corner on Hamilton Avenue. The proposed development is also consistent with the Live Initiative Area Goal to “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Provide quality healthy housing for all income levels” (p. 165). The proposed project is seeking LIHTC to allow for the inclusion of affordable units at 60% AMI.

The proposal is also consistent with the Sustain Initiative Area and the Goal to “Preserve our natural and built environment” and the Strategy to “Preserve our built history” (p. 205), specifically the Action Step to “Preserve our built history with new development incentives and regulatory measures” (p. 205) as the proposed zone change would allow for the reuse of the historic Stagecraft Building.

Northside Comprehensive Land Use Plan (2014)

The proposed zone change, Concept Plan and Development Program Statement are also consistent with many aspects of the *Northside Comprehensive Land Use Plan*. The proposed development is consistent with Live Goal 1, to “Improve the quality and quantity of affordable and market rate rental housing” (p. 82) and the associated Strategy to “Integrate more housing into our neighborhood business district to strengthen it and increase pedestrian activity” (p. 82). The proposal calls for creating 50 to 70 affordable rental units within the Northside Business District, bringing more residents within walking distance of neighborhood resources, including the McKie Recreation Center and the Northside Transit Center. The proposal is also consistent with Sustain Goal 1, to “Enhance the architecturally historic, pedestrian streetscape and ‘green’ character of the neighborhood and preserve our natural environment” (p. 89) and the associated Strategy to “Maintain the historic character of the Hamilton Avenue Business District by encouraging renovation and façade improvements to existing buildings where necessary, and compatible infill development as opportunity rises” (p. 89). The proposal would reactivate a prominent corner of the Northside Business District through the renovation of the ground floor commercial space of the historic Stagecraft Building.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed uses are compatible with the surrounding land use patterns and consistent with applicable plans as outlined in the *Consistency with Plans* section of this report. The project abuts the Northside Business District, which is zoned CC-M and contains a mix of commercial and residential uses.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The proposed Planned Development would permit the cohesive development of a contained site on a prominent corner at the gateway of the Northside neighborhood while reusing the historic Stagecraft Building. The proposed new development on the southern portion of the site would not be permitted under either the existing MG or CC-M zoning districts. The proposed Concept Plan and Development Program Statement allow for the development of affordable housing and catalytic revitalization of a key property in the Northside Business District, which would not otherwise be able to be approved under the current base districts.

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed mixed-use project is not permitted within the existing zoning districts. The PD zoning district allows for a cohesive site plan that includes the reuse of the existing structure and the construction of a new building in a feasible and innovative manner. Additionally, the proposal meets goals identified by the neighborhood and increases community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan. See *Proposed Development* section for more detail.

ANALYSIS:

The proposed zone change from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) would reactivate currently vacant or underutilized properties and allow for the coordinated development of three parcels. The proposal, which would allow for the existing four-story Stagecraft Building to be redeveloped as a mixed-use multi-family and

commercial structure alongside a new four-story multi-family residential building, is appropriate. Under the existing MG zoning on the southern portion of the site, multi-family residential is not a permitted use. An alternative zoning option would be to rezone the southern portion of the site to CC-M consistent with the Stagecraft zoning and the Northside Business District and request a Use Variance for ground-floor residential under Section 1445-16 of the Zoning Code. However, the petitioner is seeking LIHTC funding to assist in financing the project, which requires the appropriate zoning be in place in order for the funds to be awarded.

The preservation and reuse of the Stagecraft Building is also consistent with *Plan Cincinnati (2012)* and the *Northside Comprehensive Land Use Plan (2014)*. The reuse of the site as a mixed-use building consisting of 50 to 70 residential dwelling units will increase the population of the Northside neighborhood. This will add to the support and viability of the neighborhood's business district, which the proposed site falls within, and is seen as an important step to the district's revitalization.

Staff of the Department of City Planning and Engagement believe that a Planned Development is an appropriate zoning designation for this site as it allows for continued public engagement through all phases of the development. Staff also believes that special site characteristics exist and the proposed land uses justify development of the property as a PD with an area less than the minimum two-acres as the proposed use of the new structure as residential is not permitted under the existing base zoning district. Additionally, because the site is surrounded by right-of-way, the site size is constrained from meeting the contiguous two acre minimum size requirement for a PD.

A Planned Development also provides assurance to the City and the community of the intended uses and scale of the development. The Planned Development process ensures that any significant modification to this would constitute as a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

FINDINGS:

It is the opinion of staff of the Department of City Planning and Engagement that the Concept Plan and Development Program Statement are in compliance with §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD), including the Concept Plan and Development Program Statement, for the following reasons:

1. The zone change and Concept Plan is consistent with the Goals in the Live Initiative Area and a Goal, Strategy, and Action Step in the Sustain Initiative Area of *Plan Cincinnati*. It is also consistent with Goals in the Live and Sustain areas identified in the *Northside Comprehensive Land Use Plan*.
2. The PD zoning is appropriate in this area as the proposed development does not conform with existing zoning. The zone change and Concept Plan are necessary to establish a PD for a site that allows for the development of affordable units through a new and existing structure.

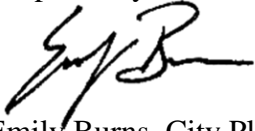
3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends the City Planning Commission take the following actions:

- 1) **ACCEPT** the Concept Plan and Development Program Statement as submitted;
- 2) **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 9 of this report; and
- 3) **APPROVE** the proposed zone change at 3927 and 3925 Old Ludlow Avenue from Commercial Community-Mixed (CC-M) and Manufacturing General (MG) to Planned Development (PD) including the Concept Plan and Development Program Statement in Northside; and
- 4) **APPROVE** the proposed Planned Development (PD) district that contains less than two-acres per Section 1429.05 (a) of the Cincinnati Zoning Code as the subject site size is constrained by right-of-way and the development is not feasible under existing base zoning.

Respectfully submitted:



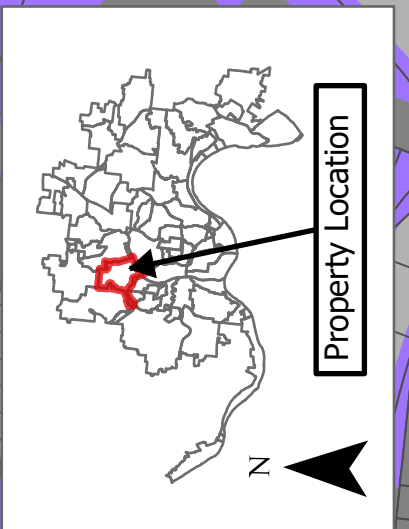
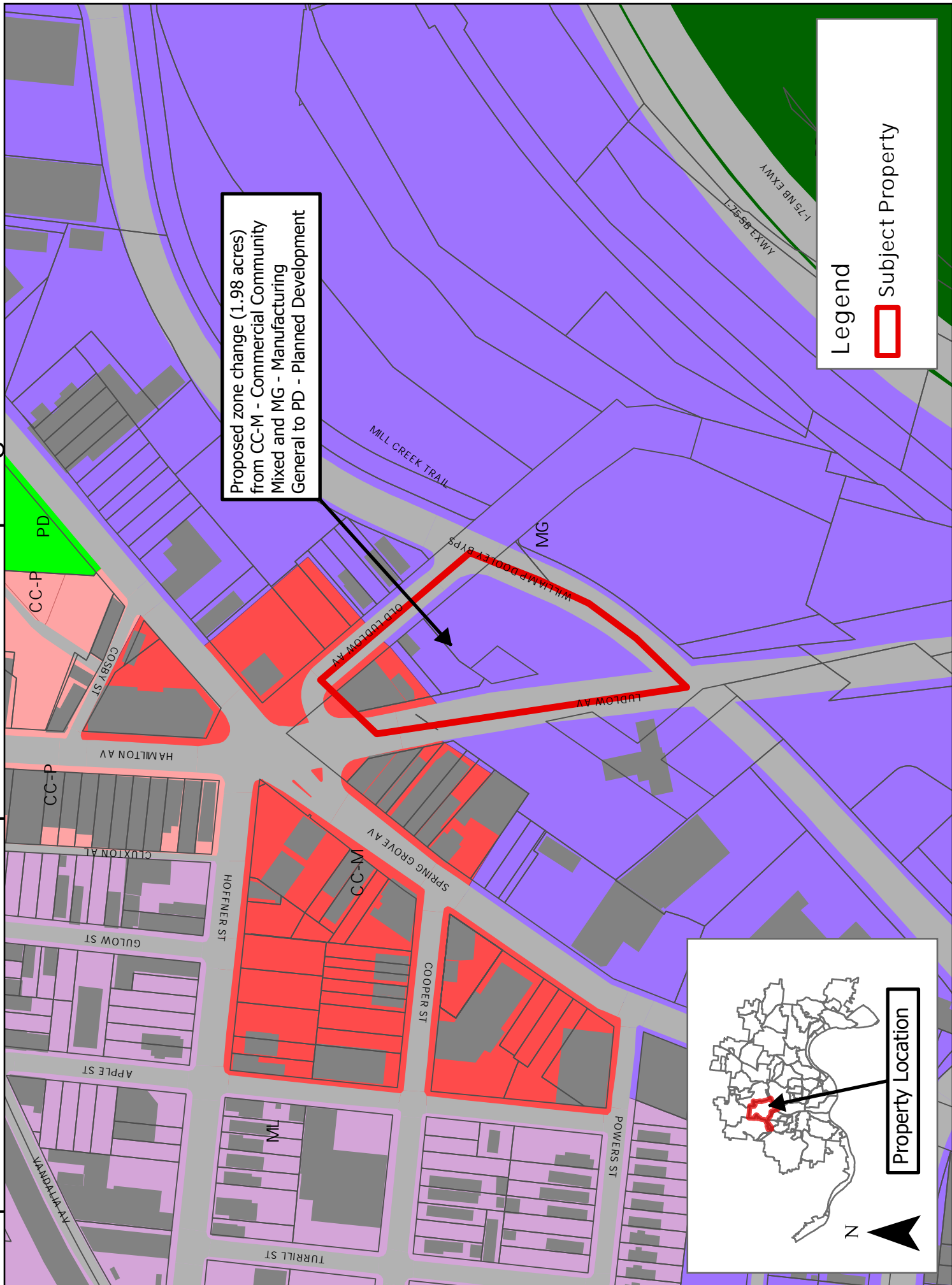
Emily Burns, City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Planned Development at 3950 Spring Grove Ave in Northside



PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 11/17/2023

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the CC-P/MG Zone District to the PD (Planned Development) Zone District.

Location of Property (Street Address): 3927 Old Ludlow Ave. and portions of Parcel 019300030031 bordering Old Ludlow and William P. Dooley Bypass as indicated in Civil Drawings

Area Contained in Property (Excluding Streets): Approximately 42,503 sf

Present Use of Property: Business (former Stagecraft building acquired by NEST) and exterior storage lot

Proposed Use of Property & Reason for Change: Proposed use is approximately 4,300 sf of commercial space and 15 affordable residential units in the former Stagecraft Building, and an additional 43 affordable residential units in a new building located to the south, with parking and other site amenities.

Property Owner's Signature: *S. Thomas*

Name Typed: Sarah Thomas, Executive Director of NEST

Address: 1546 Knowlton Street Phone: 513-253-3480

Agent Signature: _____

Name Typed: _____

Address: _____ Phone: _____

Please Check if the Following Items are Attached

Application Fee _____ Copies of Plat x Copies of Metes and Bounds x

note: applicant will coordinate payment

NORTHSIDE GATEWAY PLANNED DEVELOPMENT

Project Address:
3950 Spring Grove Ave, Cincinnati, OH 45223

Project Description:
The project includes both the renovation of the existing Stagecraft Building at 3927 Old Ludlow into multi-family apartments with Ground Floor Commercial Space, as well as the development of a new multi-family building on the open parcel southeast of Stagecraft. In total, the project will include approximately 58 affordable apartment units, 4,300 SF of commercial space, on site parking, bike storage, and other residential amenities.

Program Summary:
4,300 SF commercial
57,362 SF residential
30 parking spaces

Residential Unit Matrix:

	S	N	total
0 BR	6	6	12
1 BR	6	18	24
2 BR	3	13	16
3 BR	6	6	6
total	15	43	58

DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G-103	CONCEPT CODE SUMMARY-STAGECRAFT
G-104	CONCEPT CODE SUMMARY- NEW BUILD
G-105	CONCEPT CODE SUMMARY - NEW BUILD
G-106	SITE PHOTOS
G-107	SITE ANALYSIS
G-111	SITE ANALYSIS
G-100	TITLE SHEET
G-101	CONCEPT CODE SUMMARY-STAGECRAFT
DESIGN	
A1-000	LANDSCAPE PLAN
A1-102	LEVEL B STAGECRAFT
A1-103	LEVEL 1 STAGECRAFT
A1-104	LEVELS 2,3,4 STAGECRAFT
A1-105	ROOF STAGECRAFT
A2-101	LEVEL 1 NEW BUILDING
A2-102	LEVEL 2 & 3 NEW BUILDING
A2-103	LEVEL 4 & ROOF NEW BUILDING
A-901	EXTERIOR PERSPECTIVE
A-902	EXTERIOR PERSPECTIVE

	S	N	S	N	S	N	S	N	total
0 BR	0	1	2	1	2	1	2	3	12
1 BR	0	4	2	5	2	5	2	4	24
2 BR	0	3	1	3	1	4	1	3	16
3 BR	0	2	0	2	0	1	0	1	6
TOTAL BY LEVEL	0	10	5	11	5	11	5	11	58

S - STAGECRAFT BUILDING
N - NEW BUILDING



ORIENTATION PLAN
SCALE: 1" = 100'-0"

Northside Gateway
PLANNED DEVELOPMENT



G-100 TITLE SHEET

Project Location	Stags Creek Building 3850 Spring Grove Avenue Cincinnati, Ohio 45223
Project Description	4 story existing building will consist of apartments on the top 4 floors (R-2 use) with commercial space (A-2 use) on the lower floor and basement. The building is constructed of solid masonry walls with steel columns and major beams and wood joist floor assemblies. The top 3 stories will be separated from the first floor. Elevator shafts are concrete construction. Building was designed using Ohio Existing building code, chapter 5, Prescriptive Compliance method, which was used to determine allowable building area and height, and requirements for stairs and egress.
Authority Having Jurisdiction	City of Cincinnati Department of Buildings and Inspections 805 Central Avenue, Suite 500 Cincinnati, OH 45202
Building Codes & Standards	2021 Ohio Existing Building Code 2021 Ohio Building Code 2021 Ohio Mechanical Code 2021 Ohio Fire Code NFPA 13-10 Installation of Sprinkler System NFPA 70-11 National Electrical Code NFPA 72-10 National Fire Alarm Code ASME A17.1a 2011 Elevator Code ASHRAE 90.1-07 2009 IECC ICC/ANSI A.117.4-2009
Applicable Federal Regulations	2010 ADA Standards For Accessible Design
Type of Work	Renovation
Occupancy Classification	A-2: Assembly (Restaurants and Dining Facilities) R-2: Residential (nontransient) 310.3.2 Dwelling Units in Mixed Occupancy Building
Other Information	The building will be a mixed-use occupancy utilizing a 1 hour rated horizontal assembly between the use groups based on using NFPA 13 Sprinkler system throughout per table 508.4
Zoning Requirements	Planned Development 732sf/unit in the planned development 0-12ft required, 0 ft existing. (Existing Building). Parking required to be located at side or rear of building. Screening to be provided.
Number of Spaces	Standard: 0 Accessible: 0 Acc. Van: 0 Proposed: 28
Building Heights and Areas	504 Allowable: 504 Proposed: 504
Construction Type	VA NFFPA 13 A-2 60 ft 2 18,000sf (SM) Table 504.3 Table 504.4 Table 506.1
Occupancy	VA NFFPA 13 A-2 60 ft 2 18,000sf (SM) Table 504.3 Table 504.4 Table 506.1
Building Height	60 ft 2 18,000sf (SM) Table 504.3 Table 504.4 Table 506.1
Building Stories	4 4 4 4 4
Building Area	4,358 gsf per floor
Mixed Occupancy Building	The building will be separated with a horizontal assembly having a fire-resistance rating of 1 HR at Second Floor Level.
Fire Resistance Rating Requirements	Primary structural frame Type VA 1 hrs

Bearing walls	Exterior Interior Nonbearing walls and partitions Exterior Interior Floor Construction Roof Construction Walls separating dwelling units R-2: Corridor walls (load bearing) R-2: Corridor walls (non-load) Floors separating dwelling units Separation Distance X < 5'-0" 5'-0" < X < 10'-0" 10'-0" < X < 30'-0" X > 30'-0"	1 hrs 1 hrs per OBC 706.5 0 hrs 1 hrs 1 hrs 1 hr 1 hr 0.5 hr 1 hr R, S2 1 hr 1 hr 0 hrs	1 hrs 1 hrs per OBC 706.5 0 hrs 1 hrs 1 hrs 1 hr 1 hr 0.5 hr 1 hr R, S2 1 hr 1 hr 0 hrs	1 hrs 1 hrs per OBC 706.5 0 hrs 1 hrs 1 hrs 1 hr 1 hr 0.5 hr 1 hr R, S2 1 hr 1 hr 0 hrs
Fire & Smoke Protection	Exterior Wall Openings: (Refer also to Sheet G005 + Civil Drawings for Fire Separation Distances)	Degree of Opening Protection Unprotected, Sprinklered Unprotected, Sprinklered Unprotected, Sprinklered Unprotected, Sprinklered Unprotected, Sprinklered Unprotected, Sprinklered	Allowable Area 15% 25% 45% 45% No Limit	
Shaft Enclosure	707.3.1; 713.4			
Stair Enclosure	707.3.2; 1023.2			
Exterior Walls	707.4			
Opening Protection	716.5			



Northside Gateway
PLANNED DEVELOPMENT

Minimum Interior Wall & Ceiling Finishes, Class A/B or C	Table 803.1.1	Occ.	Interior exit stairways, ramps, exit passageways	Corridors and enclosure for exit access stairways	Rooms and enclosed spaces
		S-2 C R-2	C C	C C	C C
Fire Protection Systems					
Automatic sprinkler system	903		An automatic sprinkler system will be provided (NFPA 13 throughout)		
Sprinkler system supervision and alarms	903.4		All sprinkler system valves to be electronically supervised		
Standpipe Systems	905.3.1		TBD		
Portable Fire Extinguishers	906		GENERAL: RESIDENTIAL FLOORS Provide (1) portable fire extinguisher in each residential unit rating 1-A, 10-B-C Ordinary hazard extinguishers in all mechanical, janitor and storage spaces		
Fire Alarm	907.2.9		TBD		
Fire Department Connection	912		TBD		
Fire Pump	913		TBD		
Means of Egress Stairway Capacity	1006.3.1		0.3 inches per occupant = (44" min per 1011.2)		
Means of Egress Other Component	1006.3.2		0.2 inches per occupant		
Max Common Path of Travel for Single Exit	1006.2.1		Occupancies S = 100ft, Occupancy R = 125ft. With sprinkler		
Exit and Exit Access Door Locations	1007.1.1		Exception 2: 1/3 max overall diagonal when sprinkler system installed		
Accessible Exit Access Stairways	1009.3		In buildings equipped throughout with an automatic sprinkler system, stairways do not need to be 48" clear between handrails (exception #2) and do not need an area of refuge (exception #5). See also existing building code compliance method.		
Panic Hardware	1010.1.10		Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or more.		
Stairway to Roof	1011.12		Roof hatch and permanent ladder will be provided for access		
Window Openings/Fall Protection	1015.8		Windows in Group R-2 with the top of sill less than 38" AFF and more than 72" above grade shall be provided with protection: operable windows where the opening will not allow a 4" sphere to pass through at largest open position. OR operable windows provided with window fall protection devices complying with ASTM F 2090		
Travel Distance	Table 1017.2		Occupancy	Exit Access Travel Distance (sprinklered)	
			R	250 ft	
			S-2	400 ft	
Minimum Corridor Width	Table 1020.2		44" minimum corridor width required for occupancies greater than 50, 36" within a dwelling unit. Note: OHFA universal design guidelines require 42" corridors within units.		
Dead End Corridors	1020.4		Occupancy	Max. Dead End Corridor	
			R & S	50 ft (sprinklered)	
Accessible Route (Dwelling Units)	1107.4		At least one accessible route shall connect ... to the primary entrance of each Type A and Type B unit...		
Apartment Houses (R-2)	1107.6.2.2		Type A and Type B units shall be provided per ANSI A117.1...		
Type A units	1107.6.2.2.1		...at least 2 percent of units shall be Type A... dispersed among the various classes of units		
Type B units	1107.6.2.2.2		...every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit		
Specific Type A units			Refer to overall plans and unit square footage matrix. Additional Type A units are provided per OHFA O&P requirements.		
Hoistway Enclosures	3002.1		Elevator and other hoistway enclosures shall be shaft enclosures		
Elevator to accommodate stretcher	3002.4		Where elevators serve 4 or more stories, one shall accommodate a stretcher 24" x 84"		
Elevator Lobbies and Hoistway Opening Protection	3006		Elevator lobbies are not required		

Minimum Interior Wall & Ceiling Finishes, Class AB or C	Table 803.11	Occ.	Interior exit stairways, ramps, exit passageways	Corridors and enclosure for exit access stairways	Rooms and enclosed spaces
		S-2 R-2	C	C	C
Fire Protection Systems					
Automatic sprinkler system	903				
Sprinkler system supervision and alarms	903.4				
Standpipe Systems	905.3.1				
Portable Fire Extinguishers	906				
Fire Alarm	907.2.9				
Fire Department Connection	912				
Fire Pump	913				
Means of Egress Stairway Capacity	1005.3.1				
Means of Egress Other Component	1005.3.2				
Max Common Path of Travel	1006.2.1				
Exit and Exit Access Door Locations	1007.1.1				
Accessible Exit Access Stairways	1009.3				
Panic Hardware					
Stairway to Roof	1011.12				
Window Openings Fall Protection	1015.8				
Travel Distance	Table 1017.2				
Minimum Corridor Width	Table 1020.2				
Dead End Corridors	1026.4				
Exit Access Travel Distance (sprinklered)					
Occupancy	R	250 ft			
	S2	400 ft			
44" minimum corridor width required for occupancies greater than 50, 36" within a dwelling unit.					
Occupancy	R & S	Max Dead End Corridor			
		50 ft (sprinklered)			
Accessible Route (Dwelling Units)	1107.4				
Apartment Houses (R-2)	1107.6.2.2				
Type A units	1107.6.2.2.1				
Type B units	1107.6.2.2.2				
Specific Type A units					
Hoisway Enclosures	3002.1				
Elevator to accommodate stretcher	3002.4				
Elevator Lobbies and Hoisway Opening Protection	3006				
Two-way communication	1009.8				

An automatic sprinkler system will be provided (NFPA 13R throughout)
 All sprinkler system valves to be electronically supervised
 Class I standpipe system is required per exception 1

GENERAL:
 - RESIDENTIAL FLOORS:
 One fire extinguisher in each residential unit rating 1-A:10-B:C
 - NON RESIDENTIAL FLOORS:
 75 foot maximum travel distance AND One extinguisher per 1,500sf
 Ordinary hazard extinguishers in all mechanical, janitor and storage spaces
 Light hazard extinguishers to be located in all other locations
 Smoke Detectors + Manual Pull Stations required for R-2

TBD

TBD

0.3 inches per occupant = (44" min per 1011.2)

0.2 inches per occupant

Occupancies S = 100ft; Occupancy R = 125ft. With sprinkler.
 Exception 2: 1/3 max overall diagonal when sprinkler system installed.

In buildings equipped throughout with an automatic sprinkler system, stairways do not need to be 48" clear between handrails (exception #2) and do not need an area of refuge (exception #5).

Panic Hardware required for Group A with more than 50 occupants and Electrical Rooms with equipment rated 800 amperes or more.

Roof hatch and permanent ladder provided for access

Windows in Group R-2 with the top of sill less than 36" AFF and more than 72" above grade shall be provided with protection: operable windows where the opening will not allow a 4" sphere to pass through at largest open position OR operable windows provided with window fall protection devices complying with ASTM F 2090

Exit Access Travel Distance (sprinklered)

Occupancy R 250 ft
 S2 400 ft

44" minimum corridor width required for occupancies greater than 50, 36" within a dwelling unit.

Occupancy R & S Max Dead End Corridor 50 ft (sprinklered)

At least one accessible route shall connect... to the primary entrance of each Type A and Type B unit....

Type A and Type B units shall be provided per ANSI A117.1....

...at least 2 percent of units shall be Type A...dispersed among the various classes of units

...every dwelling and sleeping unit intended to be occupied as a residence shall be a Type B unit

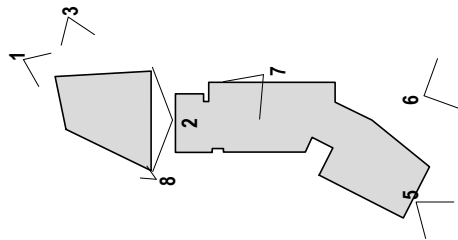
Refer to overall plans and unit square footage matrix. Project includes Type A and Sensory units per OHFA

Elevator and other hoisway enclosures shall be shaft enclosures

Where elevators serve 4 or more stories, one shall accommodate a stretcher 24" x 84"

Elevator lobbies are not required

A two-way communication system shall be provided at the landing serving each elevator on each accessible floor that is one or more stories above or below the level of exit discharge.



1 VIEW FROM BUSINESS DISTRICT



2 VIEW OF EXISTING BUILDING SOUTH ELEVATION



3 VIEW OF EXISTING FIRE ESCAPE



4 VIEW OF LUDLOW VIADUCT FROM WILLIAM DOOLEY BYPASS



5 VIEW ON EXISTING SITE LOOKING SOUTHEAST



6 VIEW ON EXISTING SITE LOOKING SOUTHWEST



7 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT



8 VIEW OF EXISTING BUILDING ADJACENT TO LUDLOW VIADUCT

SITE



TRANSIT & TRAFFIC



THE SITE CENTERS RESIDENTS AT AN AREA WITH MULTIPLE TRANSIT OPTIONS. THE NEIGHBORHOOD IS ACTIVELY WORKING TO ADDRESS ISSUES OF PEDESTRIAN SAFETY. THE SITE DESIGN ENCOURAGES RESIDENTS TRAVELING BY VEHICLE TO ENTER FROM DOOLEY BYPASS, AND REINFORCES OLD LUDLOW AS A QUIETER PEDESTRIAN ORIENTED STREET.

THE DESIGN MOVES THE COMMERCIAL ENTRY OF THE STAGECRAFT BUILDING SLIGHTLY IN A NEW HISTORICALLY COMPATIBLE STOREFRONT WHICH GIVES MUCH NEEDED BUFFER SPACE TO POTENTIAL PATRONS.

- HEAVY TRAFFIC 40+ MPH
- MEDIUM TRAFFIC 30+ MPH
- LIGHT TRAFFIC 20+ MPH
- EXISTING PEDESTRIAN CROSSING
- CAR
- BIKE LANE
- NORTHSIDE TRANSIT HUB

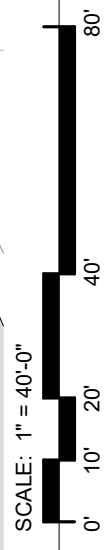




Northside Gateway
PLANNED DEVELOPMENT



A1-000 LANDSCAPE PLAN



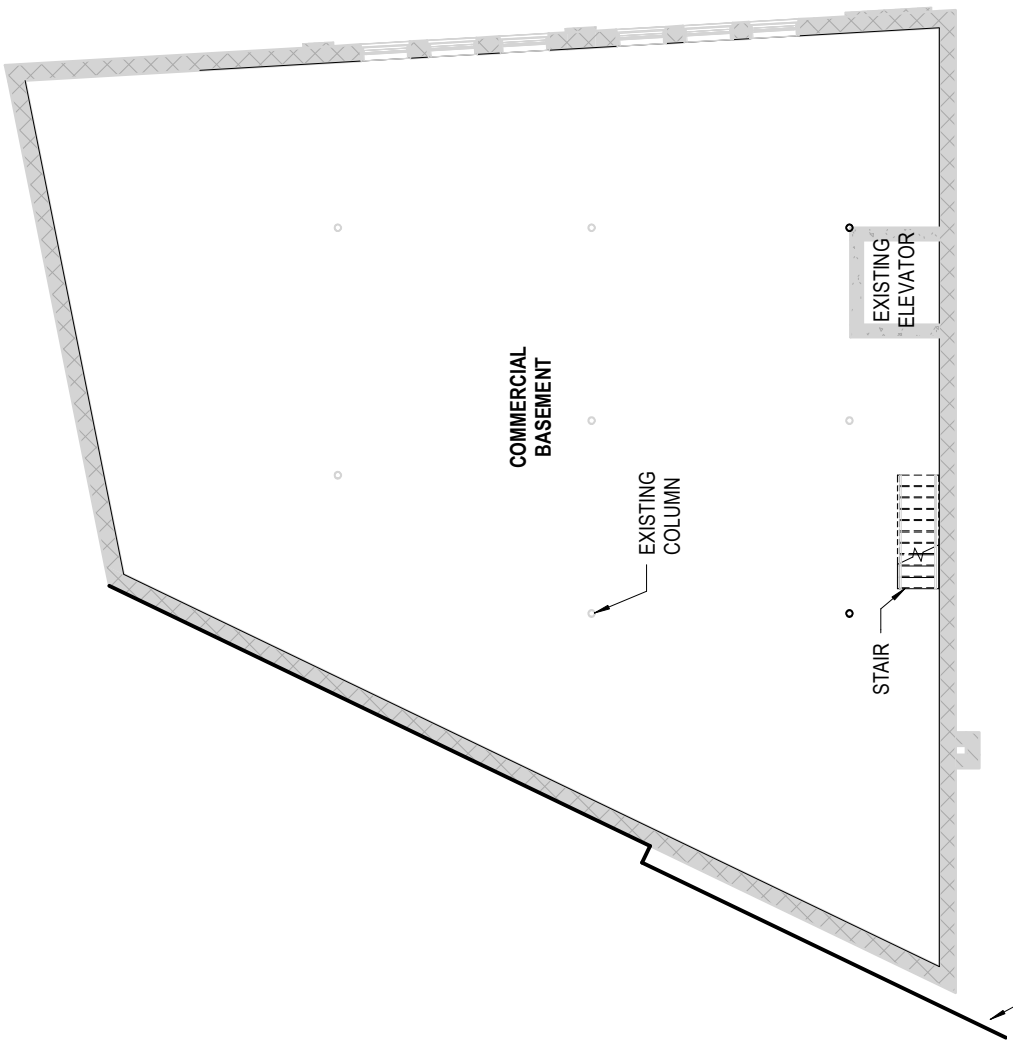
Northside Gateway
PLANNED DEVELOPMENT



NOTE: LANDSCAPE PLAN ONLY. SEE CIVIL DRAWINGS FOR ALL INFORMATION AND DIMENSIONS RELATED TO BUILDING FOOTPRINT, SETBACKS, PARKING, PAVING, UTILITIES AND GRADING.

LANDSCAPE LEGEND

- 1 STAGECRAFT BUILDING
- 2 NEW BUILDING
- 3 NATIVE TREES, TYPICAL
- 4 NATIVE PLANTING AREA
- 5 NATIVE PLANTING AREA WET TOLERANT



LINE OF ADJACENT BRIDGE 18" AT MINIMUM MEASUREMENT

SCALE: 1" = 10'-0"

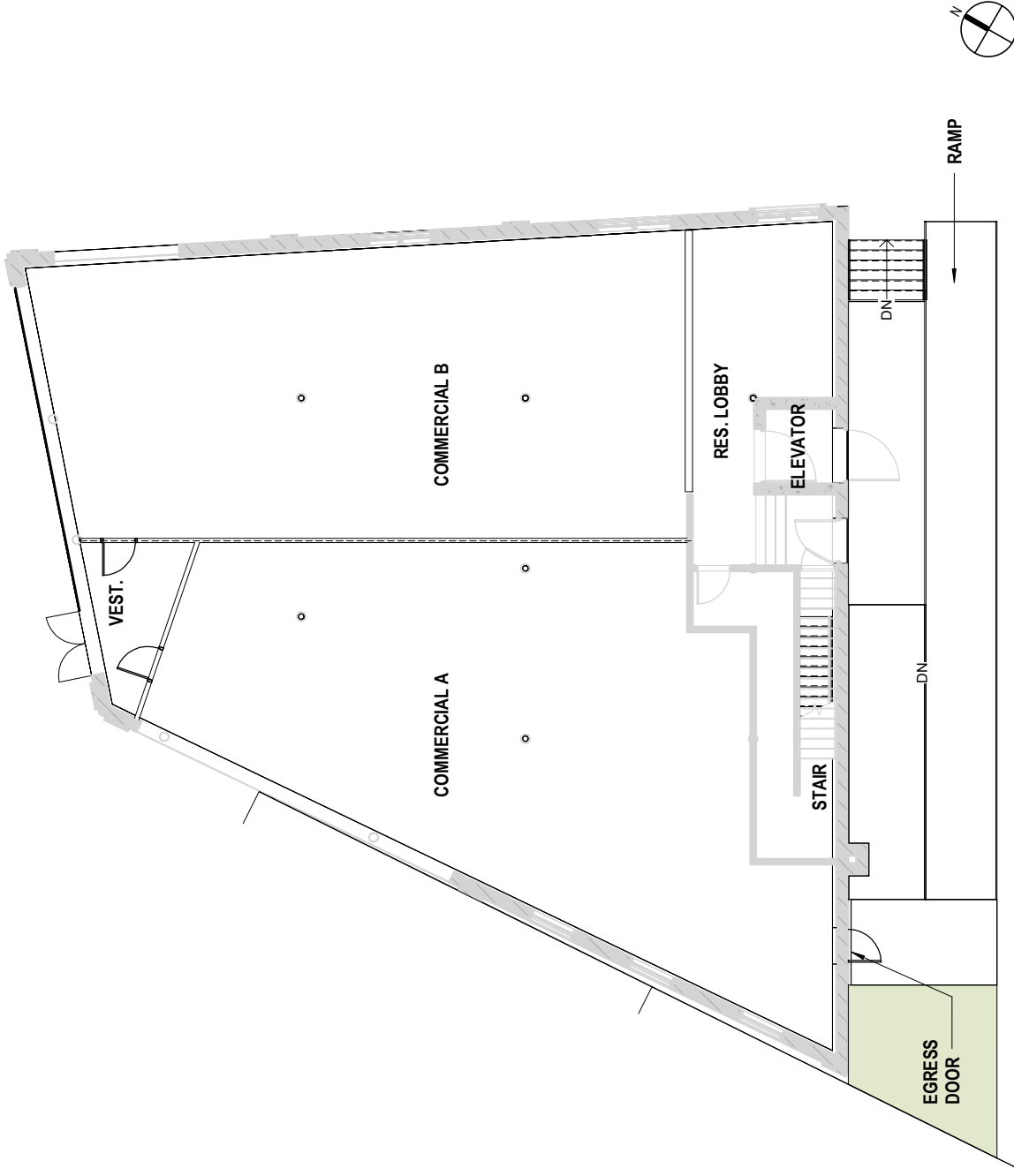


Northside Gateway

PLANNED DEVELOPMENT



A1-102 | LEVEL B STAGECRAFT



SCALE: 1" = 10'-0"

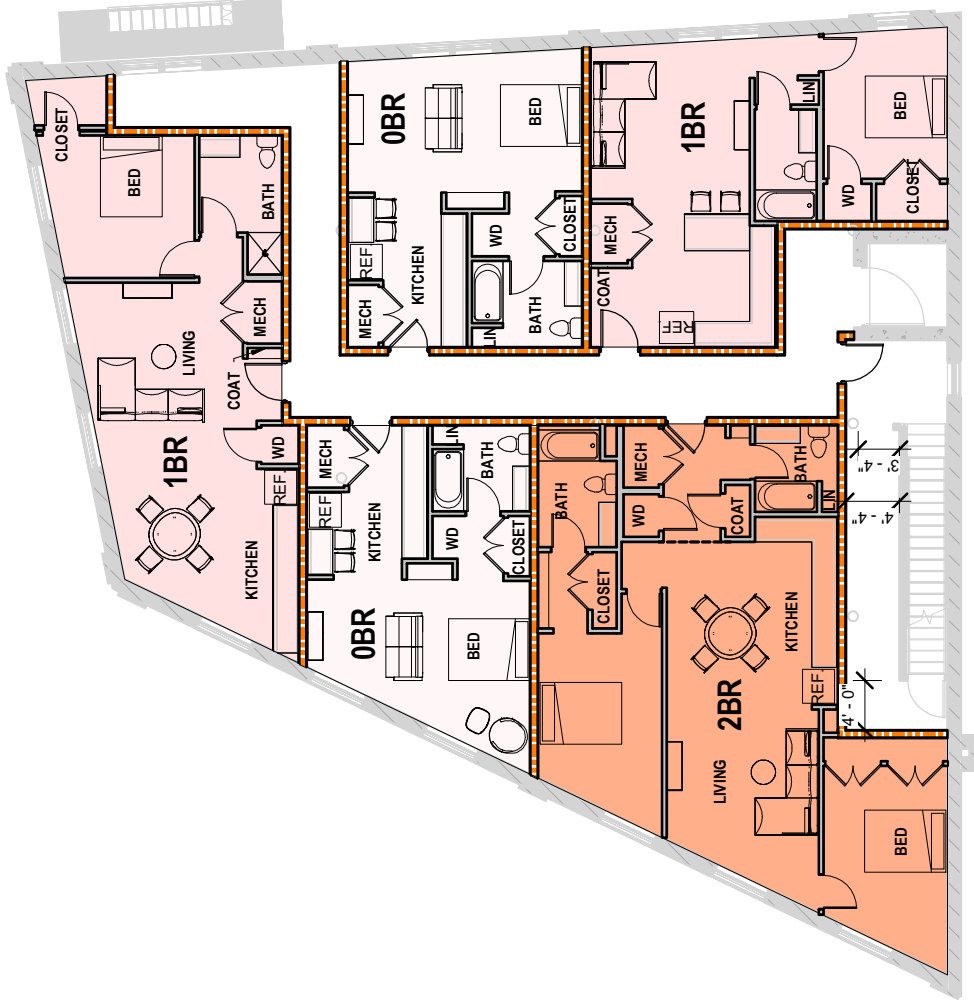


Northside Gateway

PLANNED DEVELOPMENT



A1-103 LEVEL 1 STAGECRAFT



MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS

UNIT TYPE	MIN. GROSS SQUARE FEET PER OHFA QAP REQUIREMENTS
0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)



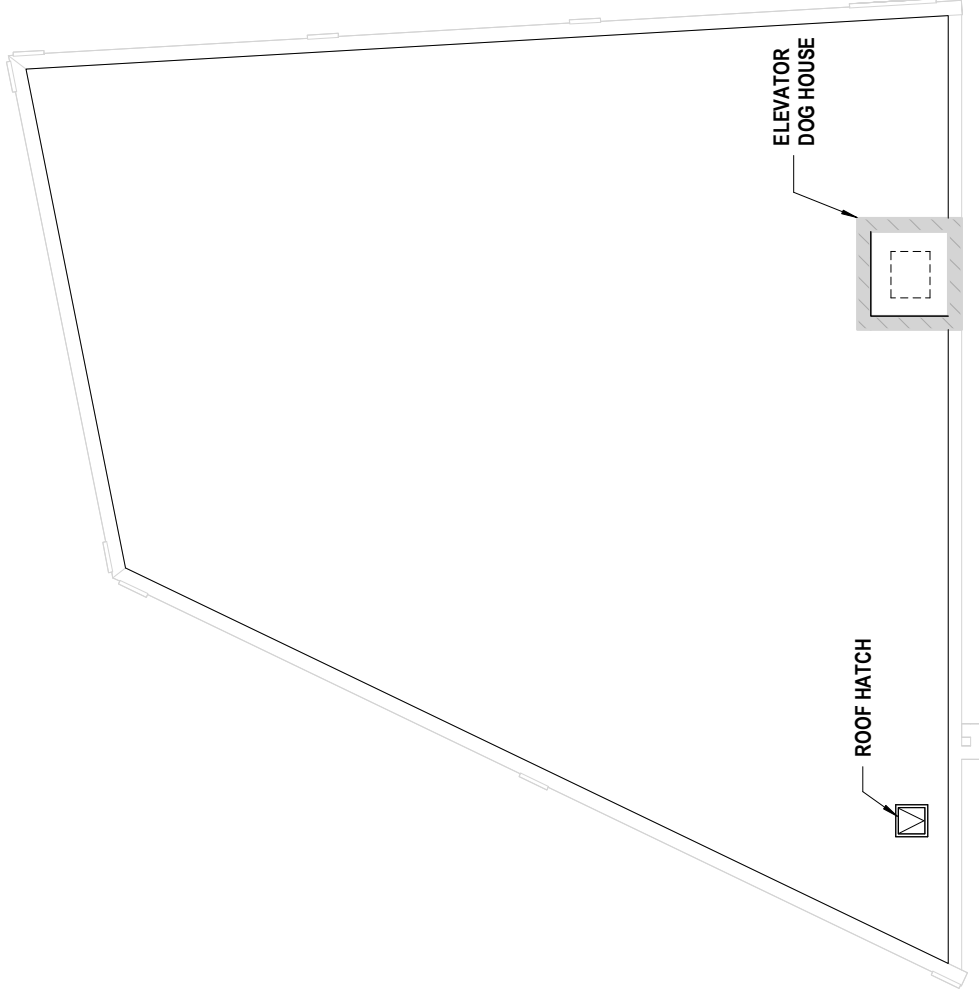
SCALE: 1" = 10'-0"



Northside Gateway
 PLANNED DEVELOPMENT



A1-104 LEVELS 2,3,4 STAGECRAFT



SCALE: 1" = 10'-0"

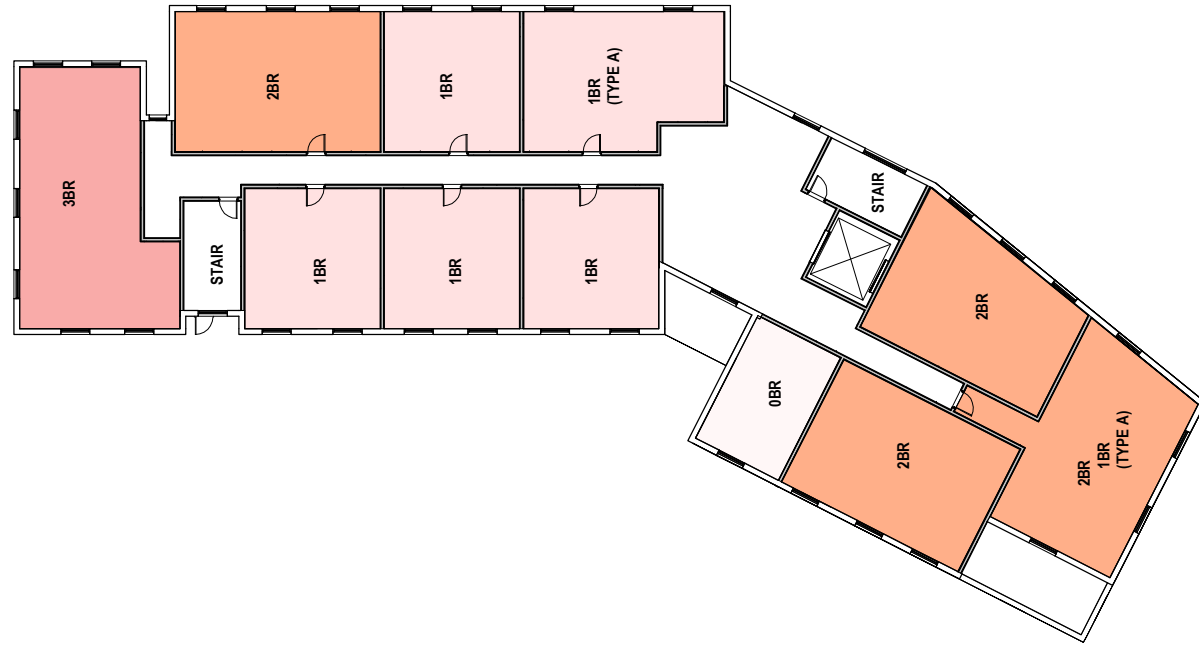
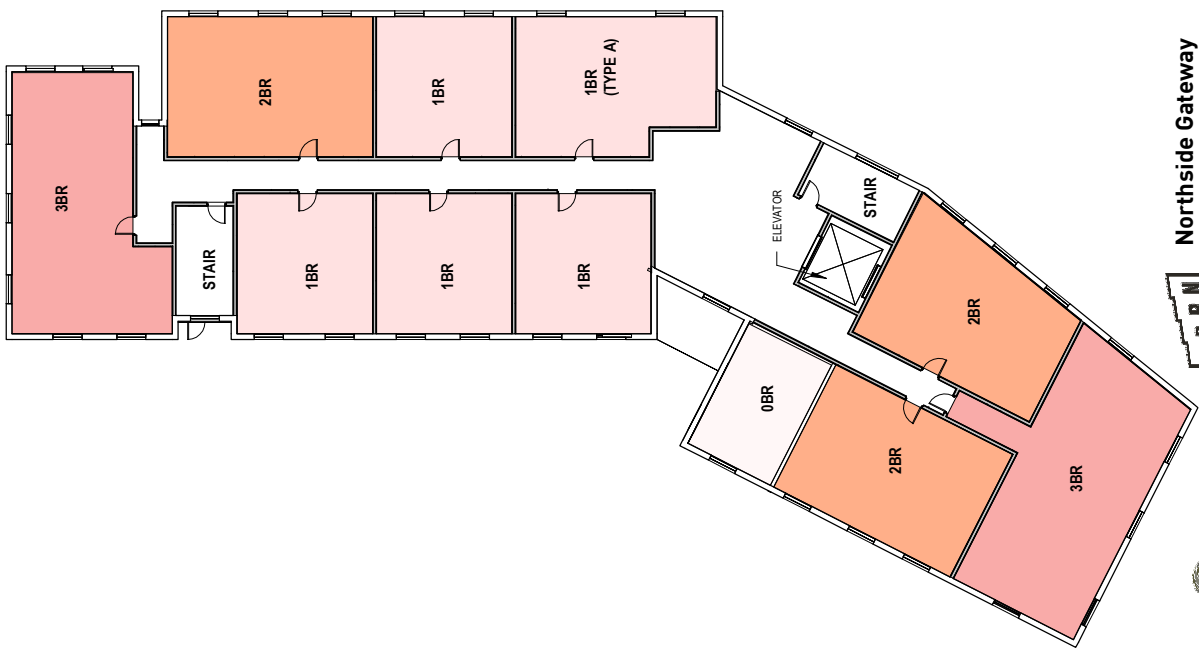


Northside Gateway

PLANNED DEVELOPMENT



A1-105 ROOF STAGECRAFT



MIN. GROSS SQUARE FEET PER OHFA GAP REQUIREMENTS

UNIT TYPE	MIN. GROSS SQUARE FEET PER OHFA GAP REQUIREMENTS
0 BR	450 MIN. GSF
1 BR	550 MIN. GSF
2 BR	750 MIN. GSF
3 BR	950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

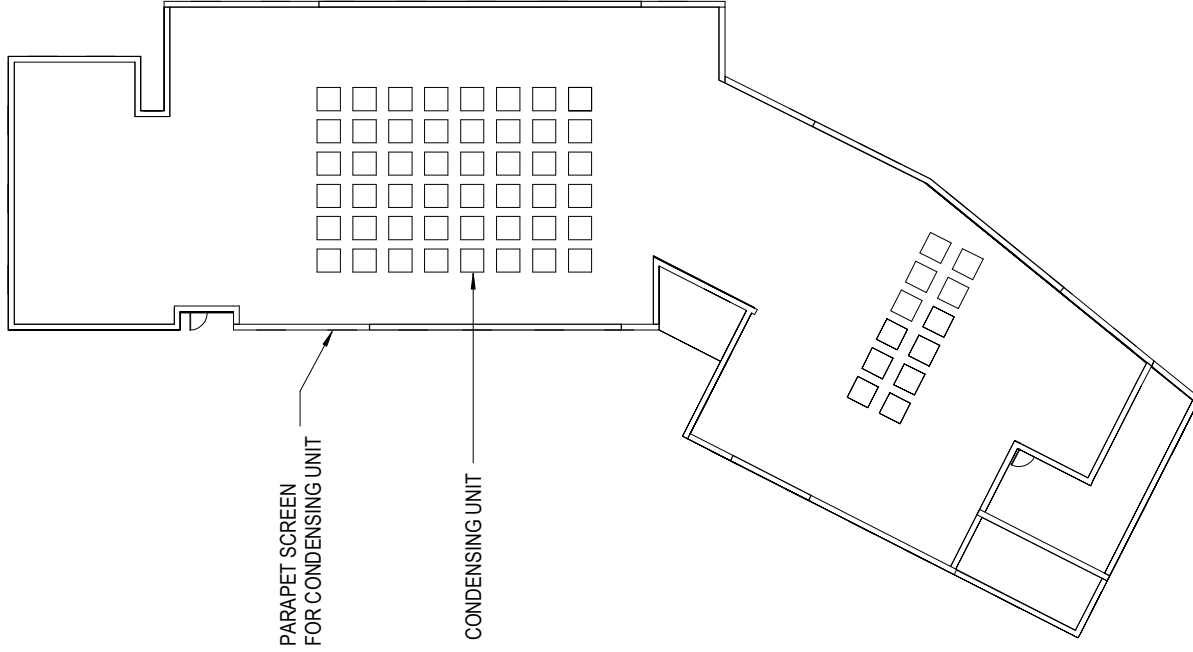
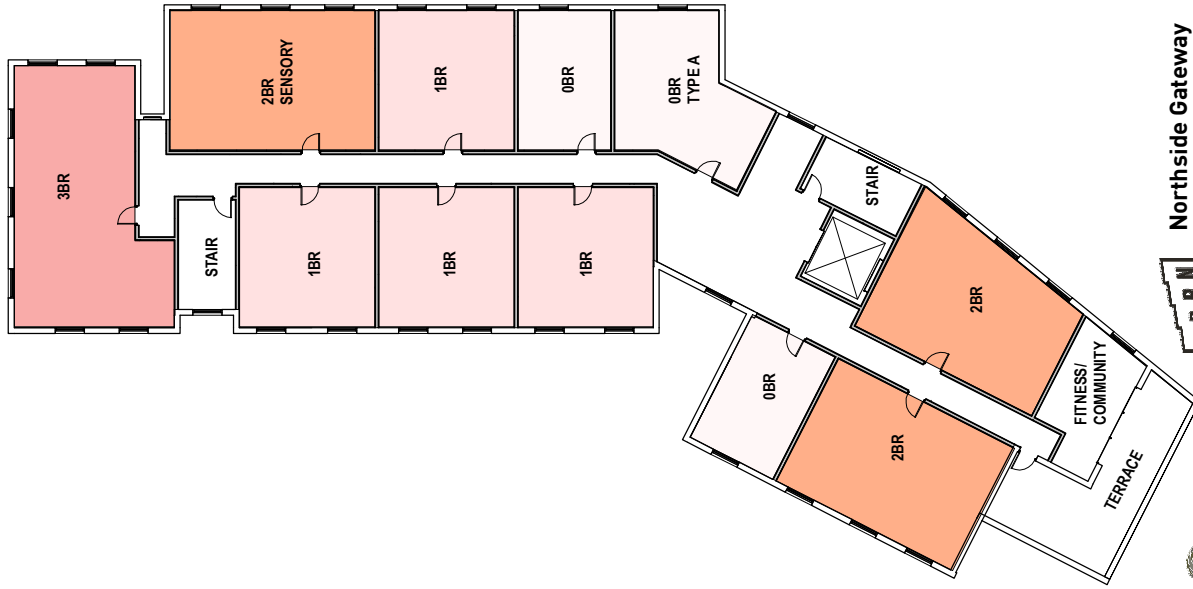
ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)



A2-102 LEVEL 2 & 3 NEW BUILDING

Northside Gateway
 PLANNED DEVELOPMENT





MIN. GROSS SQUARE FEET PER OHFA GAP REQUIREMENTS

UNIT TYPE

- 0 BR
- 1 BR
- 2 BR
- 3 BR

- 450 MIN. GSF
- 550 MIN. GSF
- 750 MIN. GSF
- 950 MIN. GSF

ACCESSIBILITY REQUIREMENTS

ACCESSIBLE UNITS IN COMBINED DEVELOPMENT:
 MINIMUM 3 SECTION 504 UNITS (5%)
 PLUS 3 SECTION 504 OR OHFA FLEX UNITS (5%)
 PLUS 2 SENSORY UNITS (2%)



SCALE: 3/64" = 1'



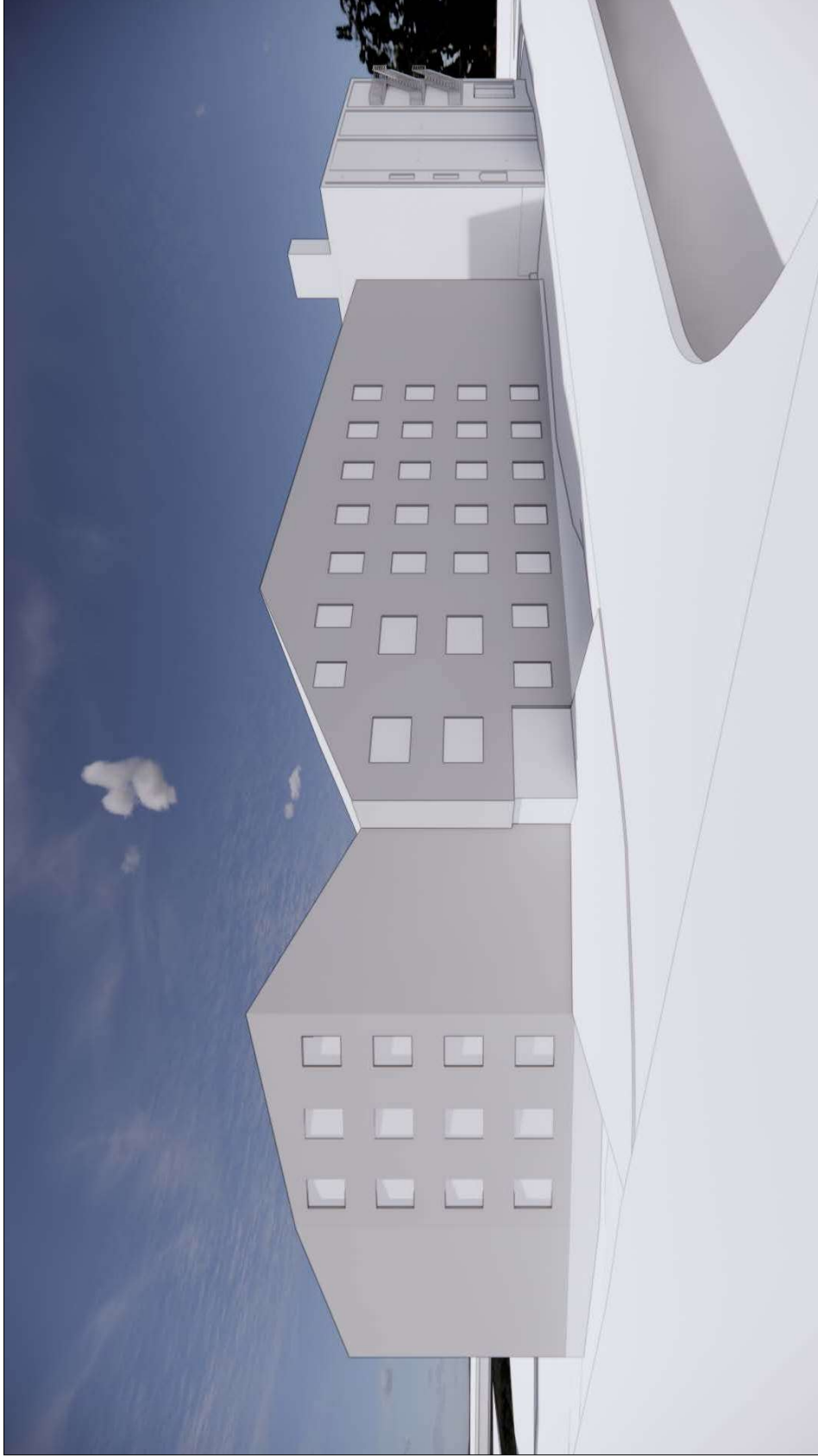
A2-103

LEVEL 4 & ROOF NEW BUILDING

Northside Gateway

PLANNED DEVELOPMENT





EXTERIOR PERSPECTIVE - VIEW FROM WILLIAM DOOLEY BYPASS



Northside Gateway

PLANNED DEVELOPMENT

A-901

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE - VIEW FROM LUDLOW VIADUCT



Northside Gateway

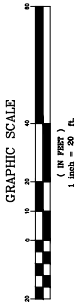
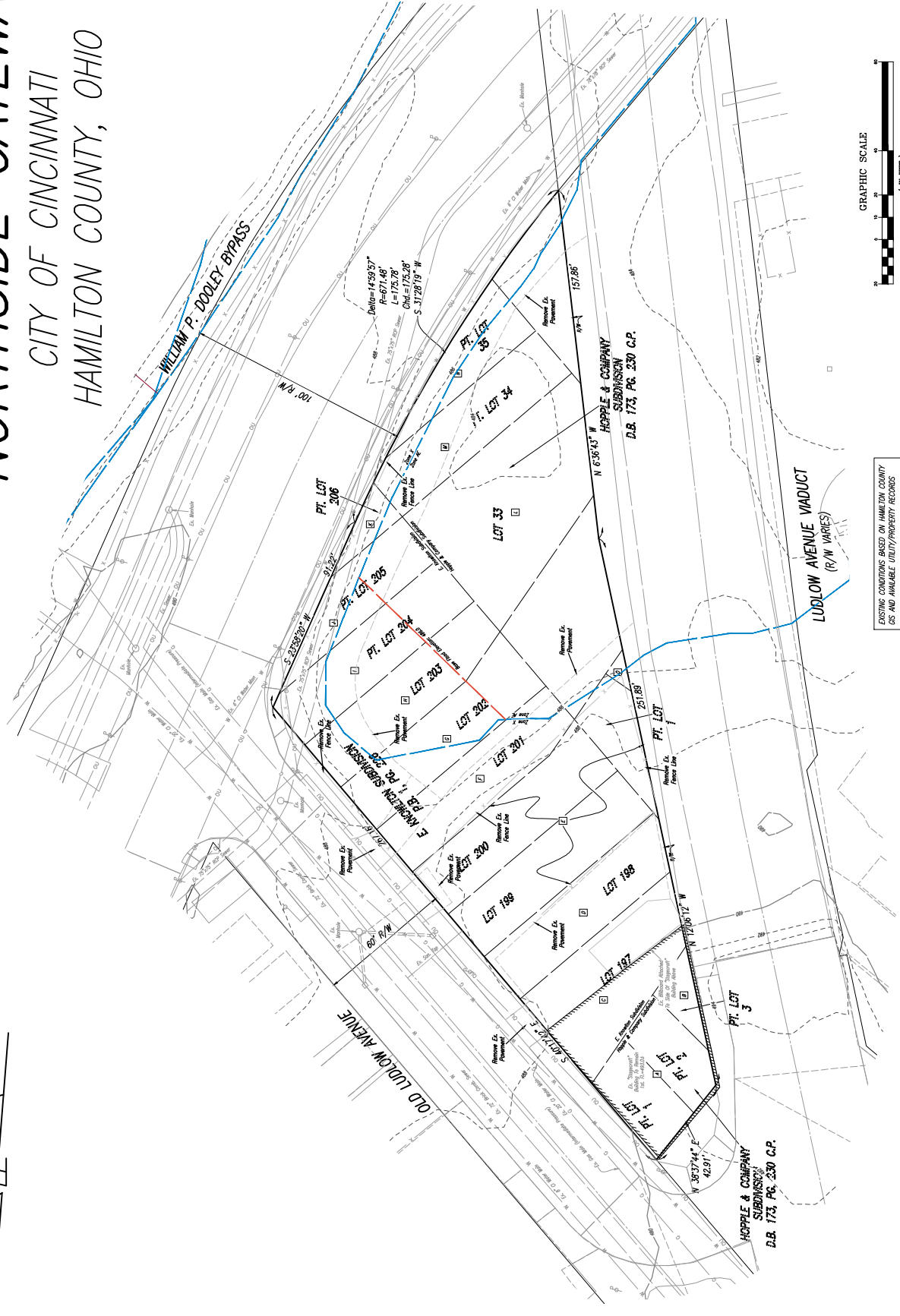
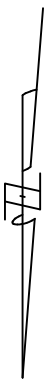
PLANNED DEVELOPMENT

A-902

EXTERIOR PERSPECTIVE

NORTHSIDE GATEWAY

CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



EXISTING CONDITIONS BASED ON HAMILTON COUNTY
GIS AND AVAILABLE UTILITY/PROPERTY RECORDS

This study and the study concept represented in this plan are preliminary and not intended to be used for construction or other purposes without the approval of the City of Cincinnati and Hamilton County, Ohio. The City of Cincinnati and Hamilton County, Ohio are not responsible for any errors or omissions in this plan.

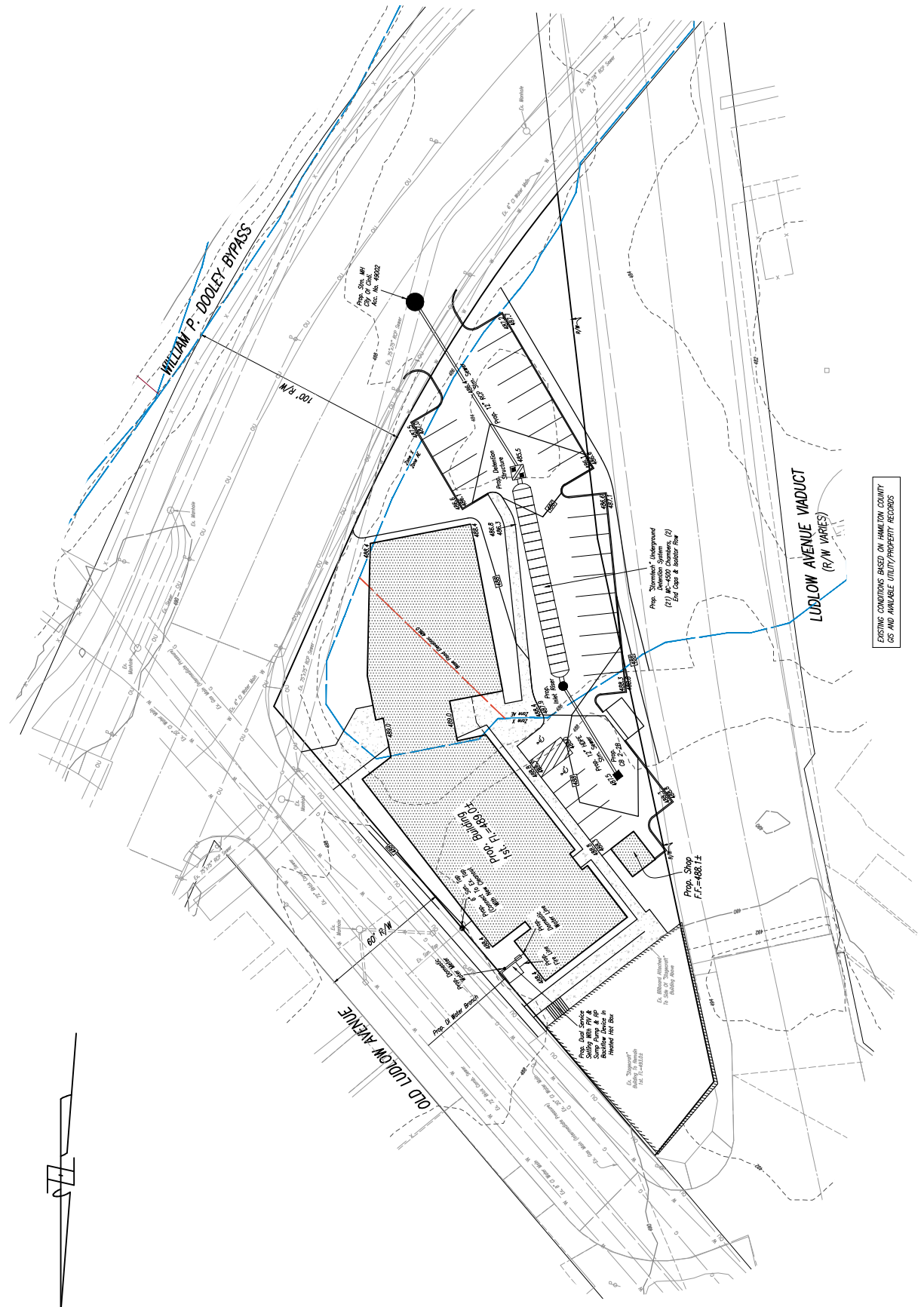


PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN	Date: 11-15-23	Drawn By: R.B.	Checked By: CA	Scale: 1"=20'	Title: EXISTING CONDITIONS & DEMO PLAN
	Project No.: 23-0272	Section: 27, TOWN-3, RANGE-2	City: HAMILTON COUNTY, OHIO	Client: NORTRISIDE GATEWAY	Project: NORTRISIDE GATEWAY

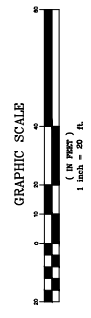
A&A
 & Associates, Inc.
 Civil Engineering & Surveying
 8111 Chestnut Road, Suite 200
 Cincinnati, OH 45227
 Phone: (513) 533-8888
 Fax: (513) 533-8889
 Website: www.aandassociates.com

NO.	REVISIONS
11-15-23	DATE
R.B.	DESIGN BY
C.A.	CHECKED BY
1"=20'	SCALE

PRELIMINARY PLANNED UNIT
 DEVELOPMENT PLAN



EXISTING CONDITIONS BASED ON HAMILTON COUNTY
 GIS AND AVAILABLE UTILITY/PROPERTY RECORDS



This drawing and the utility concepts represented are prepared by the undersigned professional engineer, architect, or other duly licensed professional person, and are not to be construed as a contract. The engineer, architect, or other duly licensed professional person is not responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by or for the undersigned professional person.



Northsiders Engaged in
Sustainable Transformation

November 17th, 2023

The City of Cincinnati
Planning Department
805 Central Avenue Cincinnati, Ohio 45223

Executive Director

Sarah Thomas

Board of Directors

Pete Metz, President
Laila Ammar, Vice President
Nicole Merrill, Secretary
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Erin Kline
Vic Mullins
Rob Hinton

www.NorthsideNEST.org

1546 Knowlton Street
Cincinnati, OH 45223

Cincinnati Northside Urban
Redevelopment Corporation,
dba NEST, is a 501(c)3
tax-exempt, tax deductible
non-profit corporation.

Please find development program statement below, and concept plans attached for the proposed Planned Development District.

Northside Gateway is an approximately .98 acre project across three separate parcels, two owned by Cincinnati Northside Community Urban Revitalization Corporation (dba NEST, one of the project partners) at 3925 and 3927 Old Ludlow Avenue and one owned by the City of Cincinnati, in the Northside neighborhood. The northernmost parcel contains the former Stagecraft, Inc. building, a vacant 4-story building; the central parcel is vacant land; and the southernmost parcel is a supply yard for the Department of Public Services, owned by the City of Cincinnati.

The project partners are NEST, Over-the-Rhine Community Housing (OTRCH), and Urban Sites. The project partners intend to submit the site to the Ohio Housing Finance Agency for a competitive award of Low-Income Housing Tax Credits (LIHTC). That application is due on February 29, 2024. A threshold requirement for the LIHTC application is that the property be zoned for its intended use, which is only achieved by the timely approval of the proposed Planned Development District.

If the project partners are awarded the LIHTC for affordable family housing, the site will be developed into approximately 50-70 units of multi-family affordable housing, with roughly 1 parking space per 2 units. Total residential square footage is expected to be 57,362 sf. The plan calls for the Stagecraft building to be improved with storefront retail on the corner of Hamilton and Old Ludlow, and housing on floors 2-4. The remaining units would be built in a 4-story new construction building on the other two parcels. Construction would likely begin in summer of 2025, with completion expected in late 2026.

The award date for LIHTC is expected in May 2024. The Department of Public Services would continue to operate its supply yard until some time before construction begins; if the project partners are not awarded the LIHTC, the supply yard could continue operating with the same rights as under the current Manufacturing General designation.

The goals of Northside Gateway are:

1) to provide family housing for the Northside neighborhood; and

2) assist in revitalizing the Northside business district, as the Stagecraft building sits on a prominent corner on Hamilton Ave.

All tenants would need to have income at or below 60% of the Cincinnati metro area's area median income. The project would be owned by NEST and OTRCH. Tenants will be connected to a range of resident services.

The Northside Gateway project aligns with the Northside Comprehensive Land Use Plan (adopted by City Council in 2014) and meets the following goals highlighted on page 44: Increase our population, Build on our assets, Be aggressive and strategic in future growth and development, Facilitate sustainable development and Lead by example for other neighborhoods. The LUP explicitly calls for concentrated revitalization of the Neighborhood Business District (page 47) and linking centers of activity with effective transportation (page 48). Our proposed project correlates with the Northside Future Land Use map on page 56 calling for the mixed-use redevelopment of the historic Stagecraft property. Overall, the Northside Gateway achieves all the category initiatives set out to comply with Plan Cincinnati on page 57: Compete, Connect, Live, Sustain and Collaborate. Lastly, through NEST's routine, extensive community engagement, we know the project achieves some of Northside's highest goals: increasing affordable housing and incentivizing sustainable public transit use amongst residents and visitors.

The project partners have started gathering input from the community, and plan to continue to reach out for support. We presented at NEST's Project Committee in early November 2023, and will be presenting at the Northside Community Council at its November monthly meeting.

The proposed development is in a desirable location for individuals and families looking for affordable housing. It is located nearby the bike lane on Central Parkway and is within a 10-minute walking proximity to existing retail, entertainment, expanded transit and parking amenities, K-12 education and library, and recreation, such as the Mill Creek Trail and McKie Recreation Center, offering choices to residents across age and life stage, socio-economic background, and mobility.

The proposed Planned Development District includes a request for a site less than two acres, but the requested zoning designation is most appropriate within the context of the proposed density of residential housing, community desires, and transportation-related connections of this project, as well as the changing demand in community development in and around Northside.

The proposed zone change would permit rehabilitation of an existing building at the northern portion of the site, which sits within an historic district and neighborhood business district, for future multi-family residential and commercial use. The uses around the site are high-density and include a White Castle restaurant and a row of single-family houses to the east, a five-point intersection of right-of-way from the north, and the Ludlow Viaduct to the west. In addition, the site intersects a FEMA Flood Hazard Zone, with the Mill Creek and the William P Dooley Bypass acting as the southern boundary. In many ways, this site has operated like an island, disconnected and landlocked from surrounding development, as well as being under-utilized.

Flexibility is needed for new development and adaptive reuse in this area and at the site for height, massing, setback, character, and use.

At the same time, the proposed development does not conform to the existing zoning. Currently, the site is zoned Community Commercial – Mixed and Manufacturing General. The current uses around the site have changed over the past two decades, shifting toward adaptive reuse of older, light industrial buildings to high-density residential, with recent installations in transit infrastructure, such as the Northside Metro Transit Center, and buffering of the Central Parkway to Downtown bike lanes. In fact, along the periphery of the south end of Northside, most of the uses in the current manufacturing zone are commercial, including amenities such as restaurants, retail, building material sales and services, banks and financial institutions drinking establishments, convenience markets, and maintenance and repair services. The existing Stagecraft building has been previously used commercially, as a shop and showroom. While no final plans have been made for establishing future commercial tenants, possible future uses we hope to mix with multi-family residential at the site include amenities for families, such as commercial retail and services, eating and drinking establishments, and recreation and entertainment. In any event, the total commercial space will not exceed 4,056 square feet. As we move forward with community engagement and receive feedback, future plans for commercial uses at the site will be outlined.

NEST is Northside's community development corporation with a mission to ensure Northside thrives as a vibrant and sustainable community by preserving, improving and creating the neighborhood's built environment. Any questions or inquiries may be directed to me via email: Sarah@northsidenest.org.

Regards,



Sarah Thomas
Executive Director



Northsiders Engaged in
Sustainable Transformation

October 17th, 2023

RE: Letter of Support for the “Northside Gateway” Project

Dear Timothy Westrich,

I write to convey Northsiders Engaged in Sustainable Transformation (“NEST”) support for the funding applications necessary to progress the planned affordable housing community, Northside Gateway, located at 3950 Spring Grove Avenue.

Regards,

Sarah Thomas
Executive Director

Executive Director
Sarah Thomas

Board of Directors
Pete Metz, President
Laila Ammar, Vice President
Nicole Merrill, Secretary
Will Yokel, Treasurer
Tom Jackson
Barry Schwartz
Cindy Sherding
Carl Sterner
Rachel O’Malley
Fallon Venable
Addison Shedd
Erin Kline
Vic Mullins
Rob Hinton

www.NorthsideNEST.org

1546 Knowlton Street
Cincinnati, OH 45223

Cincinnati Northside Urban
Redevelopment Corporation,
dba NEST, is a 501(c)3
tax-exempt, tax deductible
non-profit corporation.



December 8, 2023

City of Cincinnati Planning Department
805 Central Avenue
Cincinnati, Ohio 45202

Re: 3927 Ludlow Avenue
Cincinnati, Ohio 45223

NBA President
Tim Jeckering

All,

NBA Vice President
vacant

NBA Secretary
William Walker

NBA Treasurer
Natasha Arcaro

Board of Directors
Ryan Durner
Julia Green
Katie Klug
Kathy Long
Melanie Quallen
Sarah Thomas
Victor Williams
Brigit Zeiger

<https://welcometonorthside.com/>

Nest Representatives presented to the attendees at the December monthly meeting of the Northside Business Association an overview of their Proposed Northside Gateway Building Renovation and Proposed New Residential Buildings Development. 3927 Ludlow has been a huge eyesore at the southern entrance to Northside for decades. The mostly vacant and completely uncared for three-story building has gradually deteriorated, year after year, for as long as this writer can remember. NBA wholeheartedly welcomed and applauded the proposed changes.

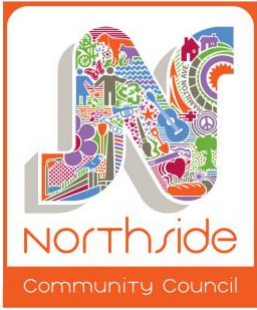
The Southern Gateway to Northside is truly a diamond in the rough. This unique 5-way traffic intersection is dotted with two historic buildings, a 1960 era White Castle, a BP station and a 1970's remodeling of a one-story commercial storefront. NBA recently had a new neighborhood entry sign installed and landscaped in front of the one-story commercial building. Also landscaped was the small garden area in front of the White Castle. The new landscaping and signage are complimented by the completion of the New Northside QCM Transfer Hub that is less than a block away. The above investments in the gateway to Northside will be complimented and further enhanced if the PD Zoning for the above referenced project is granted.

At the December 2023 meeting, the NBA attendees voted unanimously to endorse the zoning change to PD Zoning. NBA believes the proposed zoning change will allow for the momentum to continue to enhance the existing QCM Transfer Hub, allowing the new development to claim TOD Status (Transit Orientated Development) in its truest form. Also adjacent to this development is the Millcreek Bikeway, a huge asset for the future residents of 3927 Ludlow. NBA welcomes quality development sensitive to our beloved historic shopping, we are confident our local redevelopment corporation will continue to meet our demands, please heed our call for support.

Sincerely,

Tim Jeckering
NBA President

A handwritten signature in blue ink, appearing to read 'Tim Jeckering', is written over the typed name and title. The signature is fluid and cursive, with a long horizontal stroke extending to the right.



November 22nd, 2023

Sarah Thomas, Executive Director
Northsiders Engaged in Sustainable Transformation (NEST)
1546 Knowlton St
Cincinnati, Ohio 45223

Dear Ms. Thomas,

It is with great pride to present you with this letter of support, from the Northside Community Council.

Monday, November 20th, 2023, the Northside Community Council, at its monthly meeting of the general council voted unanimously in favor to pass the following motion:

Motion

Northside Community Council to issue letters of support for both the City of Cincinnati's Planned Development application and OHFA's LIHTC application for the Northside Gateway project which creates affordable housing, revitalizes the lower Historic Neighborhood Business District, and incentivizes sustainable transit-oriented living within the community.

As NCC continues to be grateful for the work done by NEST and the collaborative nature of our organizations, we support their application and pursuit of funding with great sincerity. Whereas our community is passionately committed to increasing housing opportunities; we also wish to acknowledge and uplift NEST's abundant contributions towards cultivating equitable solutions in our community and city. The planned development presented is a product of utilizing genuine considerations for increased accessibility to the vast population we happily welcome in Northside.

Approval of their application by the city's planning department and receipt of such funding would, not only be largely impactful to Northside, a great benefit and incredible asset to the city as a whole.

I am available for any questions and/or concerns most efficiently via email at president@northsidecouncil.com.

Sincerely,

Briana (Bree) Moss
President, Northside Community Council
513-402-2733



January 7, 2024

Ms. Sarah Thomas
 NEST
 1546 Knowlton Street
 Cincinnati, Ohio 45223

Re: 3925 & 3927 Old Ludlow Avenue | Northside Gateway (D) – **(CPRE220072) Final Recommendations**

Dear Ms. Thomas,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposing to renovate the existing Stagecraft Building at 3927 Old Ludlow into multi-family apartments with ground floor commercial space, as well as the development of a new multi-family building on the open parcel southeast of Stagecraft. In total, the project will include approximately 58 affordable apartment units, 4,300 sf of commercial space, on-site parking, bike storage, and other residential amenities. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **Microsoft Teams conference call meeting** with you on **January 9, 2024 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. The subject properties are zoned Commercial Community Mixed (CC-M) and Manufacturing General (MG). The proposed development is not permitted in this zoning district. **A zone change is required.**
2. The applicant is proposing a zone change to PD. The City Planning Commission and City Council will review the Concept Plan, Development Program Statement, and Zone Change.

Requirements to obtain permits:

1. The applicant will need to return to obtain approval for the Final Development Plan.

Recommendations:

1. It is highly recommended to reach out and share these plans with the adjacent property owners and the Northside Community Council.

Contact:

- **Emily Burns** | City Planning | 513-352-4855 | emily.burns@cincinnati-oh.gov

City Planning & Engagement – Zoning / Historic Division

Immediate Requirements to move the project forward:

1. The existing Stagecraft building at 3927 Old Ludlow is located within the Northside NBD Local Historic District. Any alterations or additions to the building require a Certificate of Appropriateness (COA). Minor alterations may be approved at the Staff Level, while major alterations such as additions require approval from the Historic Conservation Board (HCB).
2. If the new construction remains separate from the existing building, HCB review will not be required for the new building(s) to the south, which are located outside the historic district boundary.

Requirements to obtain permits:

1. Work with City Planning and Engagement staff on the implementation of a Planned Development.

Recommendations:

- None

Contact:

- **Doug Owen** | ZPE | 513-352-4848 | douglas.owen@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. Detention is currently shown connecting to a sanitary only sewer. The system must connect to the sewer in Old Ludlow.
3. An approved site utility plan will be required for building to receive approved permit.
4. Southern tip of proposed new building may be encroaching on sewer main in Dooley Bypass.

Recommendations

- None

Contact:

- **Rob Kern** | MSD | 513-244-5588 | rob.kern@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention

- If detention is required by MSD, provide SMU with a copy of the following items, approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
- 2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing.
- 3. Utility Plan
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.
 - Show how downspouts tie to the underground sewer system.
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.
- 4. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
 - Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W. Driveway that runs down the east property line needs to capture runoff over 800sf and routed to the underground sewer system.
- 5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
- 6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins.
 - Inverts and Top elevations for all MHs and Catch Basins.
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. On December 8, 2022, GCWW conditionally approved Coordinated Report CR106-2022 below are the listed comments noted in CR106-2022.
2. GCWW will require review of the parcel cut-up before it is finalized and has the following requirement:
 - a. GCWW anticipates future approval of the sale of a portion of the following parcels: 193-3-71, 193-3-72, 193-3-78, 193-3-79 and 193-3-80. GCWW has an existing 6" water main and related appurtenances within portions of the subject action.

GCWW requires the parcels to be divided so that the portion being sold is at least 5 ft from the public water main.

3. GCWW requires that a survey of the parcels be prepared showing the location of the existing water main, the existing William Dooley Bypass roadway, and the associated sidewalk. GCWW anticipates that the City will retain the portions of the existing William Dooley Bypass roadway and sidewalk plus one foot outside of the sidewalk.
4. GCWW approval of the portions to be sold may be provided after the review of the survey and approval of exact parcel split locations.
5. GCWW is willing to mark the location of its water main for the petitioner to capture in their survey. GCWW requires a minimum of one week of notice in order to mark. Please contact GCWW Supervising Survey Bill Ruberry at 513-591-7875 for coordination to mark the location of the GCWW water main along William Dooley bypass between Old Ludlow Avenue and the Ludlow Viaduct.
6. GCWW has no objection to the sale of parcels 193-3-67, 193-3-68, 193-3-69, 193-3-70 and the portion of Ludlow Ave ROW northeast of the Ludlow Viaduct

Requirements to obtain permits:

1. A stamped and recorded consolidation plat is required before any building permits are approved, or water service branches sold.
2. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter #	Size	
3925 Old Ludlow Ave	H-58157	5/8"	006464	5/8"	Lead on public and private side*
3927 Old Ludlow Ave	H-68772	1"	025979	5/8"	Lead on public and private side*

* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing public and private side of the water service lines (H-58157 and H-68772) at this site are Lead Service lines. In accordance with CMC Chapter 401 Division M, water service line should be replaced with copper service line if it is to remain.

3. If the water service branch(es) are not to remain, the owner would be required to fill out the online Discontinuance Form (FOD) at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing the discontinuance of the account associated with the existing water service branch(es). This process must be completed before any new water service branch(es) can be sold.
4. If the existing water service branch(es) for this project is not to be used for this development, it must be disconnected at the owner's / developer's expense. The discontinued branch(es) will require a drawing showing the branch(es) and branch number(s) that is to be physically disconnected from the main. Submit to Phil Young at Phillip.Young@gcww.cincinnati-oh.gov. Alternatively, this may be included with the installation of any large branches, if applicable.

Recommendations:

1. Within the proximity of the right of way on William P Dooley Bypass there is an existing 6-inch public water main. Caution must be exercised when working near the right of way to avoid damage to the 6-inch public water main during grading and paving operations. Any damage done to the public water main, or any related appurtenance must be repaired entirely at project expense, and at no expense to the Water Works.

2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- **Rick Roell** | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. The minimum fire flow requirement for this project is 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).

Requirements to obtain Permits:

1. Your site plan will need to show that there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
2. Hydrants currently located at 3996 Old Ludlow and 3920 Old Ludlow Avenue
3. A Private hydrant may be required near the entrance to new building.
4. Fire Department Connections are to be within 50' of a fire hydrant.
5. Hydrants and FDC placement cannot block fire apparatus access to the structures.
6. Emergency Responder Radio Coverage is required for any buildings over 20,000 square feet.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
8. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
9. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
10. The weight of our apparatus is as follows:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11'9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9'4"	22'2"	9'2"	18,500			34'/41'

Recommendations:

- None

Contact:

- **Robert Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.
2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 500 cubic yards as per City Municipal Code Chapters 1101 and 1031. A current Phase I ESA performed to the ASTM Standard E1527-21 of the proposed offsite borrow source property must be submitted for review. Stockpiled soils that will be used as fill material from an offsite borrow source require environmental sampling and analysis and the results be submitted for review. Please contact OES for a recommended sampling plan.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the anticipated age of the existing site structures, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to renovation.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The project site is mapped within a flood zone. Site development precautions should be taken for riparian and flash flooding concerns.
 - b. The development goal should be to earn at a minimum the LEED Certified rating level.
 - c. Rooftop solar should be considered in the design as a renewable energy source.
 - d. Site parking should include charging stations for electric vehicles.
 - e. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - f. The use of trees in the landscape design should be included to enhance urban forestry. The city does not have incentives to plant native trees and can only provide trees for the public right of way. Native trees applicable for this development include Hornbeam, Serviceberry, Bur Oak, Swamp White Oak, Sugar Maple, or Red Maple. For additional questions and support on tree planting, contact Urban Forestry.
 - g. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Protect any and all trees on ROW. If possible, add new trees where appropriate.

Recommendations:

- None

Contact:

- **Kurt Kastner** | Urban Forestry | 513-861-9070 | kurt.kastner@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. 10' minimum right of way is needed along property frontages. A 5' tree lawn and 5' sidewalk, or 10' sidewalk is needed.
2. All new curbs need to be set at 6" height. Sidewalk elevations need to be set assuming 6" curb and 2% cross slope. New floor elevations need to be set appropriately.
3. The proposed parking lot cannot extend beyond the property line.
4. Show dimensions at the driveway. Width needs to be 20'-24'.
5. Remove all unused driveway aprons and replace them to meet City standards.
6. Work with DOTE on the streetscape plans. Any major changes may need to go to the Community Council.
7. Show the sight distance is met for the driveway location with piers of the bridge.
8. Show the stopping sight distance is met on Dooley for the left turn into the sight.
 - a. If this is not met, work with DOTE on additional requirements.
9. The existing fire escape needs an easement.
10. The CR process needs to be completed for the purchase of the property.
11. It is too early in the BRT study to know any specific details at this time.
12. Driveway aprons need to meet city standards. Proper clearance must be met.
13. All work in the public right-of-way will require a separate DOTE permit.
14. The assigned addresses for the project are 3919 OLD LUDLOW AVE (new building), 3927 OLD LUDLOW AVE (existing building residential), and 1090 LUDLOW AVE (existing building commercial). Each assigned address number must be posted at the respective entrance and be visible from the street. It is up to the property owner/manager to assign any secondary designations for interior spaces (Apt 201, Unit A, etc.). Contact DTEaddress@cincinnati-oh.gov with questions.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. If the Stagecraft elevator is replaced it will be required to be sized for a stretcher. If it is being modernized, then it will be required to be stretcher compliant.
2. The fire escape can be utilized as a secondary means of egress provided it is certified as "safe."

3. Both the existing building and the proposed new building require a fire suppression system.
4. A geotechnical report is required at the time of permit submission.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Plans Exam | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Greg Koehler** | DCED | 513-352-1596 | greg.koehler@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current commercial space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

Recommendations:

1. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact Trisha Blake.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

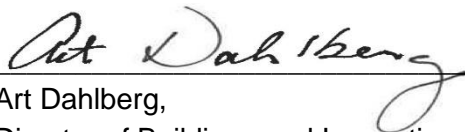
Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

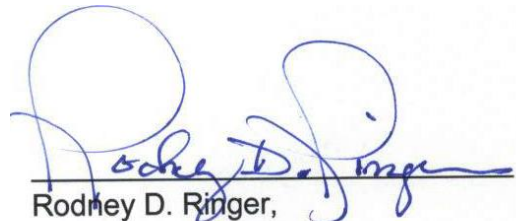
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs



Date: 1.9.24

Honorable Members of the City Planning Commission:

The applicants are proposing a Planned Development District (Northside Gateway) encompassing 3925-3927 Old Ludlow Avenue, including all land between Old Ludlow Avenue on the east, the Ludlow Viaduct on the west, and the William P. Dooley Bypass on the south. The northern portion of this land, including the existing historic Stagecraft Building at 3927 Old Ludlow, is located within the Northside NBD Local Historic District. The district boundary runs just south of this existing building and does not include the southern portion of the site.

The future lot configuration of the site has not yet been determined. If the applicants decide to retain the Stagecraft Building on its own parcel, only this building would be subject to historic review. Minor changes, such as window and storefront replacements, would be subject to a Staff Level Certificate of Appropriateness (COA), while major changes, such as additions and demolitions would require a COA from the Historic Conservation Board (HCB). Under this scenario with separate lots for the existing building and the new construction, the new construction on the south of the site would not require historic review or a COA.

If the applicants consolidate the parcels onto one lot including the existing Stagecraft Building and the new construction to the south, all new work will require a COA. Under this scenario, the new construction would require HCB approval for the issuance of a COA.

The level of detail presented in the Concept Plan is not sufficient to determine whether Staff Level or HCB reviews would be required for the COA. Once the lot configuration is determined and more detailed elevation drawings are available, the Historic Conservation Office will make further determinations. If needed, the HCB review will occur prior to the Planning Commission's consideration of the Final Development Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Owen".

Douglas Owen | Urban Conservator

City of Cincinnati | City Planning & Engagement

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4848 (p) | 513-352-2378 (f)