

**AMENDED AND RESTATED
CONCEPT PLAN & DEVELOPMENT PROGRAM STATEMENT**

**ZONING CHANGE REQUEST FOR
3060 DURRELL AVENUE, EVANSTON, CINCINNATI, OHIO**

1. **Applicant/Petitioner.**

Kingsley + Co. (the “Developer”)
PO Box 19967
Cincinnati, Ohio 45219

2. **Authorized Representative/Agent.**

Taft Stettinius & Hollister LLP
Sonya S. Jindal Tork, Esq.
425 Walnut Street, Suite 1800
Cincinnati, Ohio 45202

3. **Summary of Request.**

Kingsley + Co. is requesting a zone change from Residential - Mixed (RMX) to Planned Development (PD) for the property located at 3060 Durrell Avenue.

4. **Plan Elements. (Cincinnati Zoning Code §1429-09(a) and §1429-09(e))**

- a. **Project Description:** Kingsley + Co., a minority-owned developer, presents *The Mingo*, a transformative mixed-income housing project located at 3060 Durrell Avenue, in the heart of the vibrant neighborhood of Evanston, Cincinnati. Honoring the legacies of beloved and tireless community activists, Reverend Peterson Mingo and his wife, Regina Mingo, The Mingo will revitalize the former site of Christ Temple Full Gospel Baptist Church, where Reverend Mingo served as pastor and nurtured at-risk youth through organizations he founded including the Evanston Bulldogs and The Village. The Mingo tackles Cincinnati's urgent and critical need for mixed-income housing, offering diverse housing options alongside a dedicated business/co-working space, empowering residents to pursue entrepreneurial dreams and remote work opportunities.
- b. **Project Objectives:** In direct alignment with key priorities, goals, and objectives outlined in Plan Cincinnati and the Evanston Workplan, this proposal aims to:
 - i. Address the City's and Evanston's growing demand for diverse housing options through high-quality mixed-income units (75-110% AMI), contributing to Plan Cincinnati's target of expanding housing availability for all and promoting economic diversity and creating vibrant, inclusive

communities throughout the City and Evanston Workplan's goal of creating a mixed-income neighborhood without displacement.

- ii. Elevate the quality of life for Evanston residents by delivering modern amenities, fostering a lively and vibrant community atmosphere, and integrating business/co-working spaces, as envisioned in the Evanston Workplan.
 - iii. Champion sustainable and walkable urban living by encouraging pedestrian activity and supporting public transportation initiatives, aligning with both Plan Cincinnati and the Evanston Workplan.
- c. **Site Description:** The project is located on a 4.513-acre site at 3060 Durrell Avenue in the Evanston neighborhood. The site currently includes the former Christ Temple Full Gospel Baptist Church and ballfield, which will be demolished prior to construction commencement. The site offers ample space to accommodate the development of 240 mixed-income housing units and associated amenities. The location is well-suited for urban living, with convenient access to public transportation and proximity to the Evanston Business District and downtown East Walnut Hills.
- d. **Proposed Land Use:** The proposed land use includes:
- i. 240 mixed-income housing units, ranging from studios to 3-bedroom apartments and approximately consisting of the following:
 - Studios: 24 units
 - 1 Bedroom: 119 units
 - 2 Bedroom: 79 units
 - 3 Bedroom: 18 units
 - ii. On-site parking facilities underneath a podium.
 - iii. Amenities, including a pool, rooftop spaces, dog runs, and business/co-working areas for residents.
- e. **Zoning Information:** The project site is currently zoned RMX (Residential Mixed Use), and the Developer is seeking to rezone the site to a Planned Development (PD) zoning designation. This rezoning aligns well with the surrounding zoning designations. To the north of the property, single-family homes are present. To the south, a multi-family project had successfully applied for a Planned Development (PD) zoning status. Additionally, to the northeast, there is RM .7 zoning, which is dense multifamily zoning. Given the nearby zoning designations, this property is well-suited to fit within the neighborhood envelope and contribute positively to the community.

- f. **Amenities:** The development will feature a range of thoughtfully curated amenities designed to enhance the living experience of residents. These amenities will include a pool for relaxation, rooftop spaces for socializing, dedicated dog runs for pet owners, and a business/co-working area to support residents in their professional endeavors.
- g. **Building Height and Configuration and Density:** Incorporating valuable feedback from the community, the proposal balances density and critical housing needs while respecting the neighborhood’s character with two four-story buildings comprising 240 mixed-income units and specifically includes:
 - i. A four-story building facing Woodburn Ave, with a height of 48 feet; and
 - ii. A four-story building on a podium facing Durrell Avenue, with parking facilities situated underneath the podium, and a height of 60 feet.
- h. **Parking:** By increasing the number of parking spaces to 248 off-street parking spots, the project provides ample parking with a 1:1.03 unit-to-space ratio. The proposed parking will be in compliance with Sections 1425-25 “Off Street Parking and Loading Dimensions” and 1425-29 “Parking Lot Land Use” of the Cincinnati Municipal Code.
- i. **Open Space, Pedestrian Circulation and Streetscaping:**
 - i. The plans for dedicated sidewalks, landscaping, a pool, and on-site green spaces, including rooftop areas and dog runs, contribute to a pedestrian-friendly and community-oriented environment.
 - ii. Streetscape elements such as street trees, benches, and trash receptacles are intended to be included. Final details related to sidewalks, open space calculations, dimensions, and elements in the public right-of-way will be determined at the time of any filing for a Final Development Plan.
- j. **Proposed Landscaping and Buffering.** Final landscaping and buffering will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses. Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to the separation between sidewalks and ground floor residential uses.
- k. **Access and Connectivity:** The project's strategic location near two bus stops and its walkable proximity to the Evanston Business District and downtown East Walnut Hills makes it easily accessible for residents and supports sustainable transportation options. Additionally, it is only a 5-minute drive to downtown Cincinnati and in close proximity to the University of Cincinnati and Xavier University.

- l. **Environmental Considerations:** The project will incorporate sustainable design principles to minimize its environmental footprint. Energy-efficient systems and environmentally friendly construction practices will be employed to reduce energy consumption and promote sustainability. The Developer will construct the building to LEED silver building standards.
- m. **Exterior Lighting:** Final exterior lighting will be determined at the time of any filing for a Final Development Plan; however, we offer the following perspectives. All site lighting shall be positioned to effectively and safely illuminate streets and sidewalks. Lighting shall be shielded to ensure that light is directed away from adjacent residential properties. Proposed exterior lighting and height of lighting will conform to §1421-39 of the Cincinnati Zoning Code.
- n. **Signage:** Final signage will be determined at the time of any filing for a Final Development Plan. A signage plan will be submitted with the Final Development Plan and will follow the requirements of Section §1427 of the Cincinnati Zoning Code as a residential multi-family building.
- o. **Refuse Storage, Fencing, and Walls:** Refuse storage, fencing, and walls will be in compliance with the associated sections of the Cincinnati Municipal Code per §1421-33 “Fences and Walls” and §1421-35” Refuse and Storage Areas.
- p. **Revised Development/Concept Plan:** See Exhibit A for the Developer’s Revised Development/Concept Plan, which includes revised Site Context, Site Plans, Boundary & Topographic Survey, and Renderings.
- q. **Rezoning Plat:** See Exhibit B.

5. **Ownership. (Cincinnati Zoning Code §1429-09(b))**

The properties comprising the development site are listed below and are currently owned by 3060 Durrell Investors LLC, the beneficial owner of which is Chinedum K. Ndukwe.

Address	Parcel ID	Owner	Beneficial Owner
3060 Durrell Ave	055-0002-0121-00	3060 Durrell Investors LLC	Chinedum K. Ndukwe
3060 Durrell Ave	055-0002-0039-90	3060 Durrell Investors LLC	Chinedum K. Ndukwe

6. **Schedule/Timeline. (Cincinnati Zoning Code §1429-09(c))**

The project will be constructed in a phased approach with two anticipated phases for the overall development:

- a. Phase I: The Woodburn building will be constructed first with an estimated 18-month construction schedule.

- b. Phase II: The Durrell building will start 4-6 months after the Woodburn building and will take 18 months to complete construction.
7. **Preliminary Reviews. (Cincinnati Zoning Code §1429-09(d))**
- a. **Geo-technical, Sewage, Water, Drainage, Approval and Permitting.** After analysis through the City's Coordinated Site Review (CSR) process, the proposed project is poised to move forward. Following a CSR Advisory Team meeting, a separate meeting with the Developer addressed departmental feedback. The Developer received a letter with recommendations and requirements from the City and will continue collaborating with relevant agencies and departments like DOTE, MSD, GCWW, Duke Energy, and Cincinnati Bell dba Altafiber to ensure compliance. The project will adhere to all local regulations and requirements, and the necessary approvals and permits, including the rezoning to a Planned Development, will be obtained to ensure compliance with City guidelines.
 - b. **Refuse Collection:** Trash and waste facilities shall be provided on-site and located in areas to limit visibility.
8. **Community Engagement and Collaboration:** The Developer has actively collaborated with the community and the City throughout the planning process. For over a year, the Developer has been actively engaged with the Evanston Community Council and Evanston Business Association about the project. The Developer received a letter of support for the project from the Evanston Community Council. The Developer has proactively worked to further engage with the community and the City to address any concerns and improve the quality of the development, incorporating valuable feedback and adjusting elements of the plan to coincide with community wishes. (See Exhibit C). Examples include:
- a. **Two Public Staff Conferences:** Committed to a collaborative approach, the Developer participated in two virtual public staff conferences, one on November 6, 2023, and another one on January 8, 2024, to gather community and City perspectives and feedback. Incorporating valuable suggestions, the Developer has revised its Concept Plan (see Exhibit A) and Development Program Statement. These revised documents address community concerns regarding design elements, parking, circulation, density, building height, open space, and impacts on the surrounding neighborhood, demonstrating responsiveness and flexibility. The initial plan has been significantly enhanced based on community feedback, resulting in revisions including the examples outlined below.
 - b. **Enhanced Design:** Incorporating brick and stone accents adds warmth and character, blending with the surrounding aesthetic and demonstrating a commitment to respect the existing fabric of the neighborhood. (See Exhibit A for new renderings and architectural design.)

- c. **More Responsive Density:** Decreasing the unit count by 60 (totaling 240 proposed units) ensures an appropriate scale for the site while still addressing the City's and Evanston's critical need for diverse housing options.
- d. **Decreased Building Height:** Decreasing the Durrell Avenue side building to four-stories, instead of five-stories, balances critical and pressing housing needs while respecting the neighborhood's character.
- e. **Ample Parking:** By increasing the number of parking spaces to 248 off-street parking spots, the project provides ample parking with a 1:1.03 unit-to-space ratio.
- f. **Inviting Streetscape, First-Floor Openness, and Enhanced Pedestrian Paths:** Extending sidewalks and adding front doors to first-floor Woodburn units to imitate the look and feel of nearby townhome developments on Woodburn, enhances pedestrian flow within the community, creates a welcoming and walkable environment connecting the development with the neighborhood and street-level engagement, and contributes to a vibrant community atmosphere.
- g. **Increased Vibrant, Open, and Green Spaces:** Increased landscaping and the expansion of open and green space, including rooftop areas and the addition of a dog park, contribute to a healthier, more vibrant and aesthetically pleasing community.
- h. **Sustainability & Environmental Friendliness:** Integrating environmentally friendly and sustainable elements into the design showcases the Developer's commitment to responsible development and aligning with Plan Cincinnati's environmental stewardship goals.

The Mingo at 3060 Durrell Avenue offers a plethora of public benefits, demonstrates responsiveness to community needs and wishes, and represents a significant step toward addressing the critical housing needs of Cincinnati residents, while fostering and supporting entrepreneurship, remote work opportunities, and sustainable urban living. The Mingo will create a vibrant, economically healthy, and inclusive community in the heart of Evanston, contributing positively to the City of Cincinnati's urban landscape, all in alignment with key priorities and objectives of Plan Cincinnati and the Evanston Workplan.

EXHIBITS

- A. Revised Development/Concept Plan (Site Context, Survey, Site Plans, Renderings)
- B. Rezoning Plat
- C. Community Engagement Summary