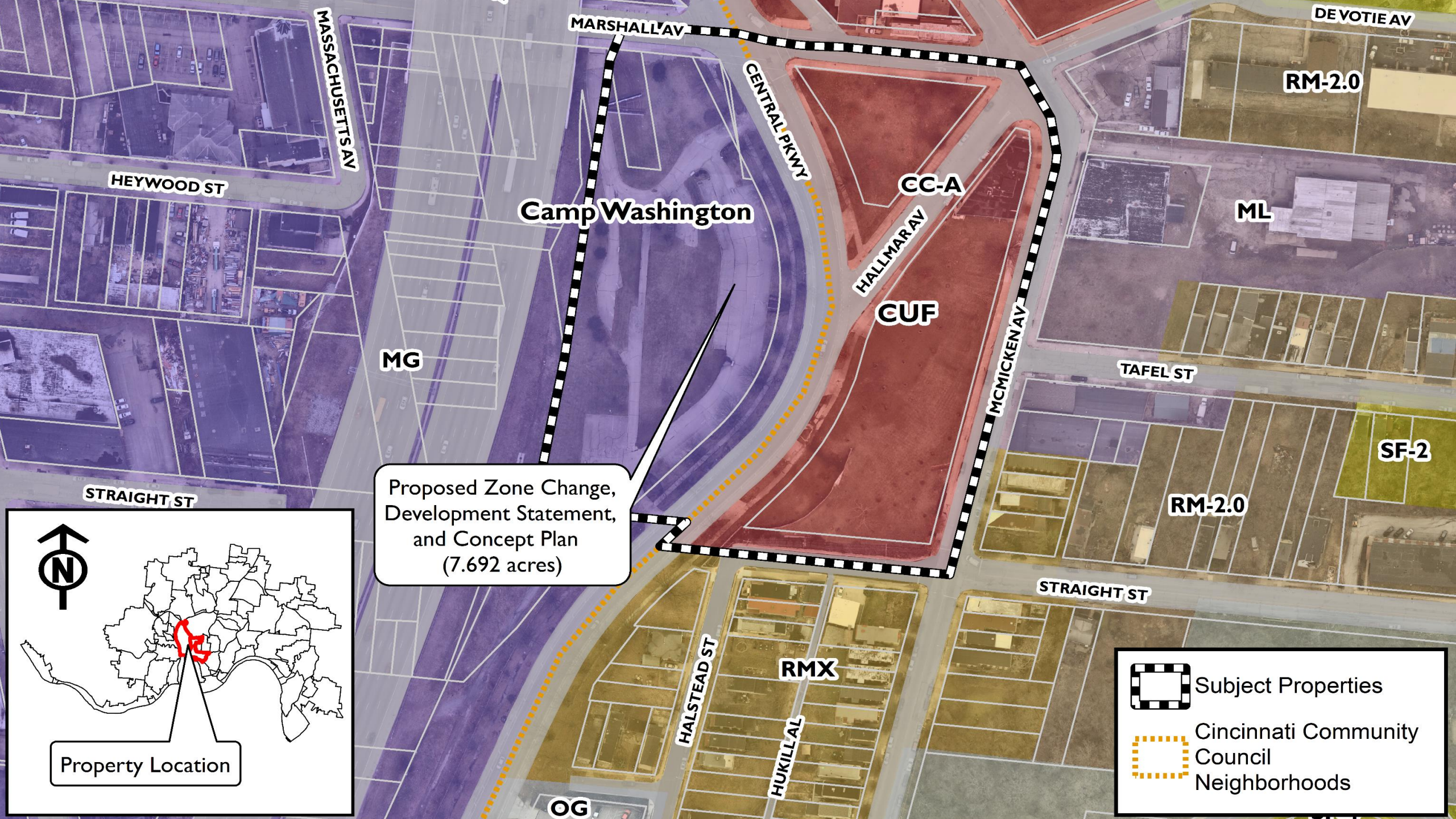


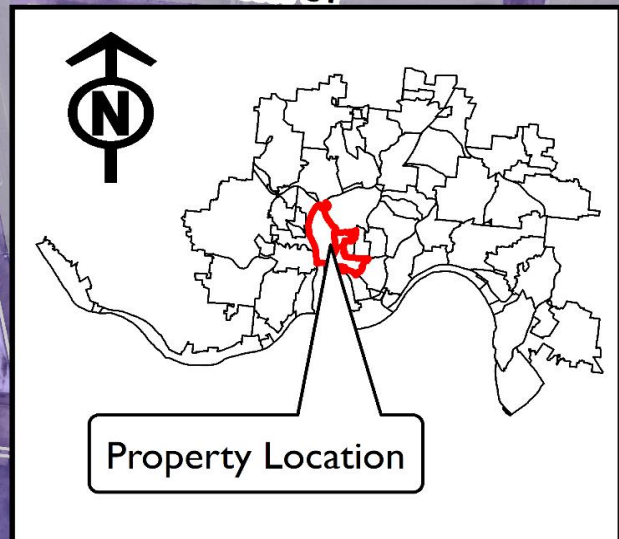


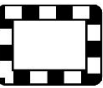

# **Proposed Zone Change from MG and CC-A to Planned Development (PD) in CUF and Camp Washington**

Equitable Growth & Housing Committee | March 15, 2022



Proposed Zone Change,  
Development Statement,  
and Concept Plan  
(7.692 acres)

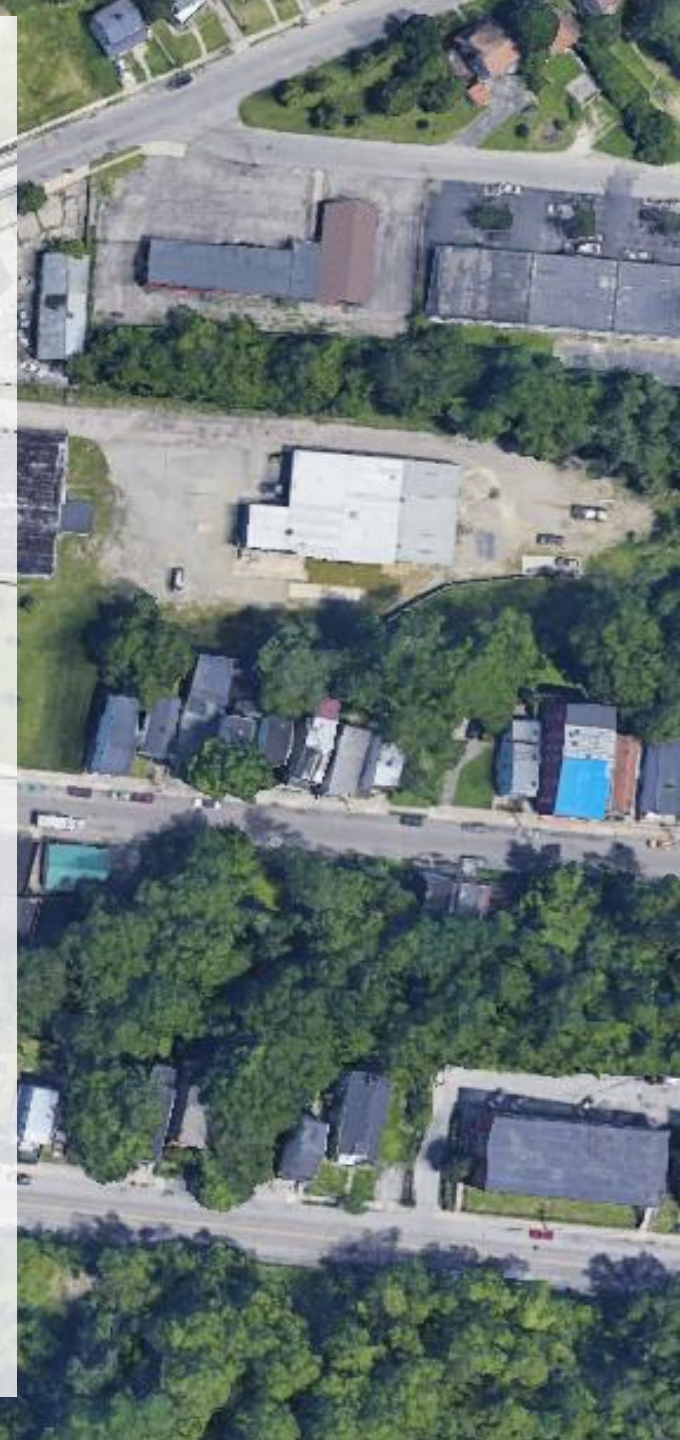


-  Subject Properties
-  Cincinnati Community Council Neighborhoods



# CONCEPT PLAN





# CONCEPT PLAN

UNIT TYPE	UNITS/ FLR	BEDS	TOTAL UNITS	TOTAL BEDS	NET SF	GROS SF	TOTAL NET SF	TOTAL GROSS SF
S1-Eff.	12	1	48	48	360	452	17,280	21,696
S2-Eff.	1	1	4	4	473	550	1,892	2,200
S3-Eff.	1	1	4	4	371	450	1,484	1,800
B1-Two	2	2	8	16	847	944	6,776	7,552
D1-Four	7	4	28	112	1,317	1,437	36,876	40,236
E1-Five	9	5	36	180	1,598	1,727	57,528	62,172
E2-Five	2	5	8	40	1,551	1,677	12,408	13,416
<b>Subtotal</b>	<b>34</b>		<b>136</b>	<b>404</b>			<b>137,244</b>	<b>149,072</b>
Corridor								21,231
Stairs								5,772
<b>TOTAL</b>		<b>Parking</b>	<b>252 spaces</b>					<b>176,075</b>
Open Space								West Lot-30.26% East Lot-31.93%

# ELEVATION | Multi-family Buildings







# ELEVATION | Clubhouse





# SIGNAGE | Northeast View



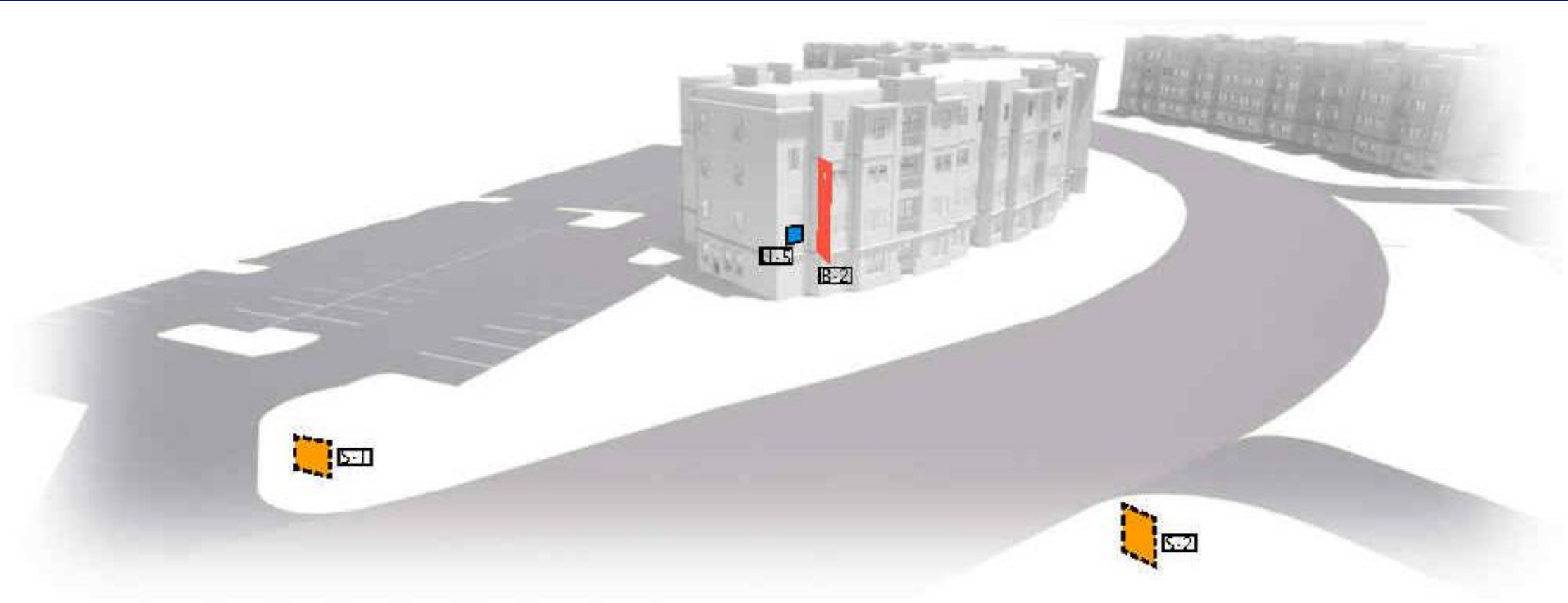
-  (U) UNIT ADDRESS AND DESIGNATION
-  (B) BLADE SIGN
-  (W) WALL SIGN
-  (S) SITE SIGN

11/19/2021

EXTERIOR SIGNAGE // BUILDING 1 - NORTH EAST VIEW

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# SIGNAGE | Southeast View



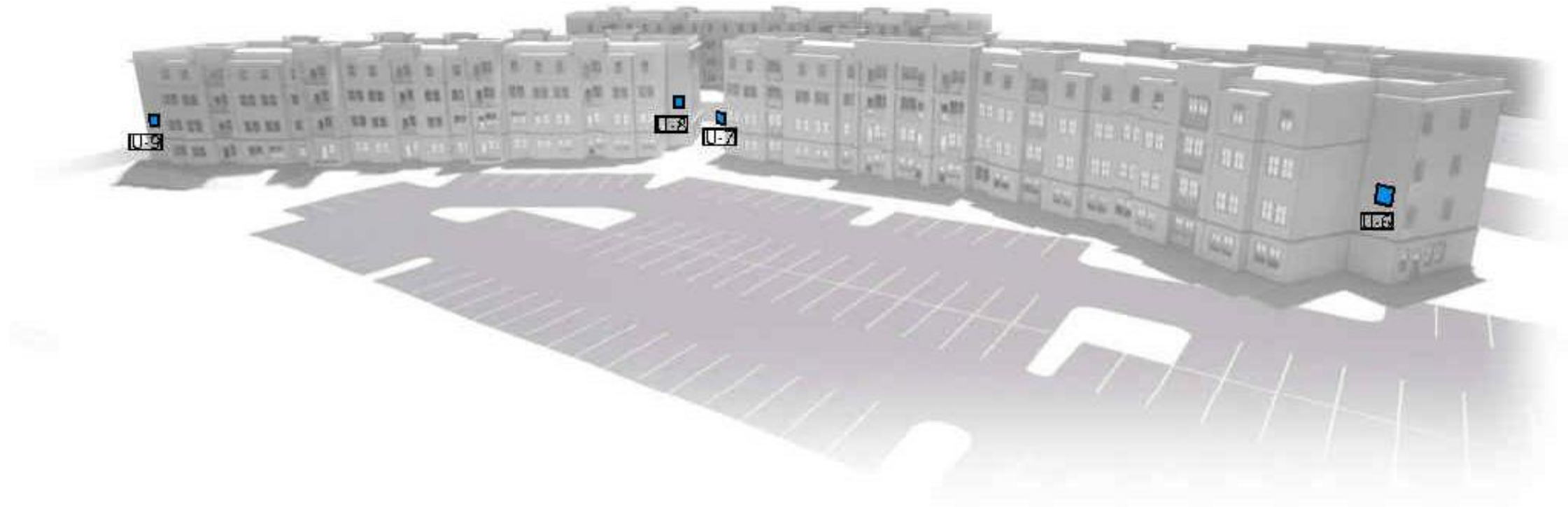
-  (U) UNIT ADDRESS AND DESIGNATION
-  (B) BLADE SIGN
-  (W) WALL SIGN
-  (S) SITE SIGN

11/19/2021

EXTERIOR SIGNAGE // BUILDING 2 ENTRY - SOUTH EAST VIEW

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# SIGNAGE | West View



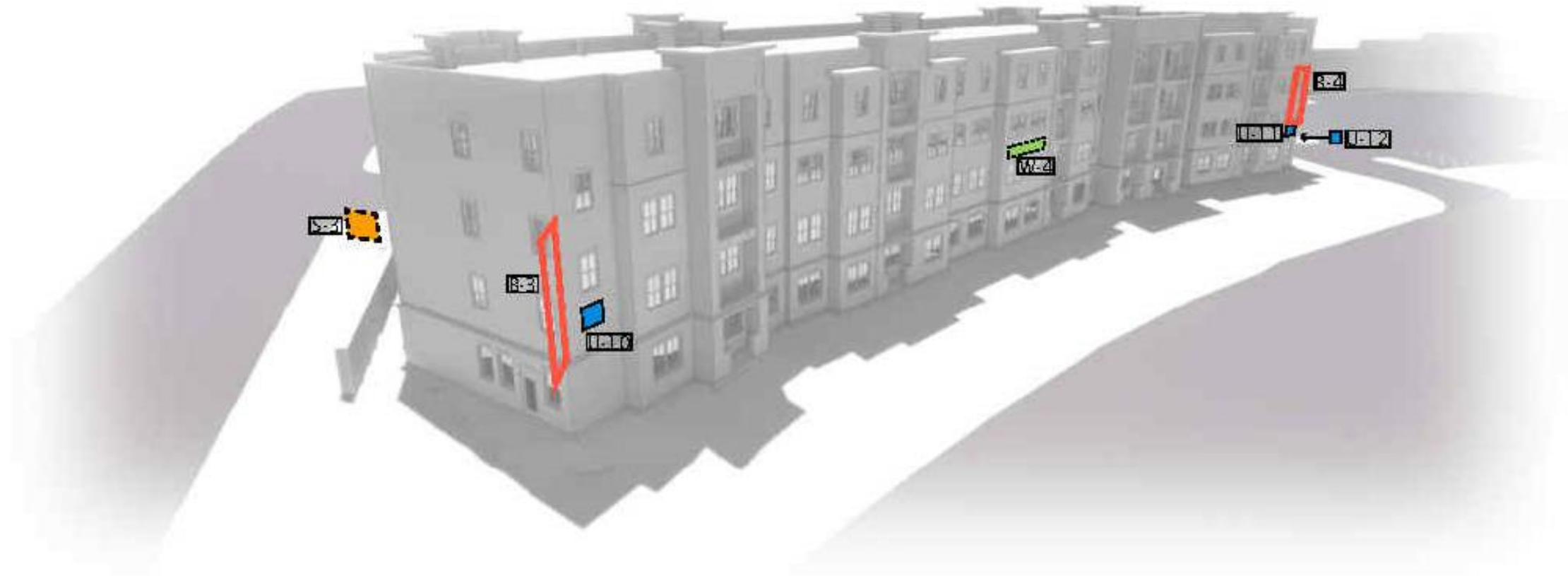
-  (U) UNIT ADDRESS AND DESIGNATION
-  (B) BLADE SIGN
-  (W) WALL SIGN
-  (S) SITE SIGN

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EXTERIOR SIGNAGE // BUILDING 1 + 2 - WEST VIEW

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# SIGNAGE | Northwest View



-  (U) UNIT ADDRESS AND DESIGNATION
-  (B) BLADE SIGN
-  (W) WALL SIGN
-  (S) SITE SIGN





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EXTERIOR SIGNAGE // BUILDING 3 - NORTH WEST VIEW

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# SIGNAGE | Northeast View



-  (U) UNIT ADDRESS AND DESIGNATION
-  (B) BLADE SIGN
-  (W) WALL SIGN
-  (S) SITE SIGN

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EXTERIOR SIGNAGE // BUILDING 4 - NORTH EAST VIEW

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# SIGNAGE | Sign Type References



■ (B) Blade Identity Sign   ■ (W) Wall Identity Sign   ■ (U) Unit Address Sign   ■ (S) Site Entry Sign   ■ (S4) Site Identity Sign

# PLANNED DEVELOPMENT | Requirements

- **§1429-05: Basic Requirements** - Minimum Area, Ownership, Multiple Buildings on a Lot, not in Overlay Districts
- **§ 1429-09: Concept Plan & Development Program Statement** – Plan Elements, Density and Open Space, Ownership, Schedule, Preliminary Reviews
  - Marshall at Central, LLC, controls subject properties; vacation and sale of Hallmar Avenue approved by CPC also on February 4, 2022 but will also need City Council approval
  - Anticipated opening 2024-2025 school year
  - CPRE210069: Development Design Review and Client Meeting – August 2021

# COMMUNITY ENGAGEMENT

- **CPRE210069 Development Design Review and Client Meeting** – August 2021
  - **City Planning and Engagement recommendation** - connect with CUF Neighborhood Association (CUFNA), Camp Washington Community Council (CWCC), Camp Washington Urban Redevelopment Corporation (CWURC), and Clifton Heights Community Urban Redevelopment Corporation (CHURC)
- **Applicant**
  - **June 2021 – present:** meeting with CUFNA and Camp Washington regularly
  - **University of Cincinnati** - student shuttle service
  - **Artworks Cincinnati** - relocate the existing murals
  - **Department of Transportation and Engineering** - increase pedestrian safety along Central Parkway
  - **Red Bike** – hopes to install bike stations near property



# PUBLIC COMMENT | Staff Conference

- **Virtual Staff Conference** held on December 8, 2021
  - 15 participants, 9 resident attendees
  - Questions/concerns about parking design, rental costs, greenspace, urban design, transportation to and from site, community collaboration, funding, building facades, and integration of proposed development into the CUF and Camp Washington neighborhoods as proposed
  - CWURC expressed concerns about walkability, pedestrian safety, and integration for proposed development to and from Camp Washington

# COMMUNITY ENGAGEMENT

On December 8, 2021, and January 11, 2022, CUFNA sent letters, opposing elements of the development:

- No surface parking lots
- Integration of development along West McMicken Avenue
- Rezoning the property to a standard residential multi-family zoning district vs. Planned Development

Development team revised plans and design to the best of their ability based on community feedback

# CONSISTENCY WITH PLANS

## *PLAN CINCINNATI (2012)*

### COMPETE INITIATIVE AREA

- **Goal 2:** “Cultivate our position as the most vibrant and economically healthiest part of our region” (page 114)

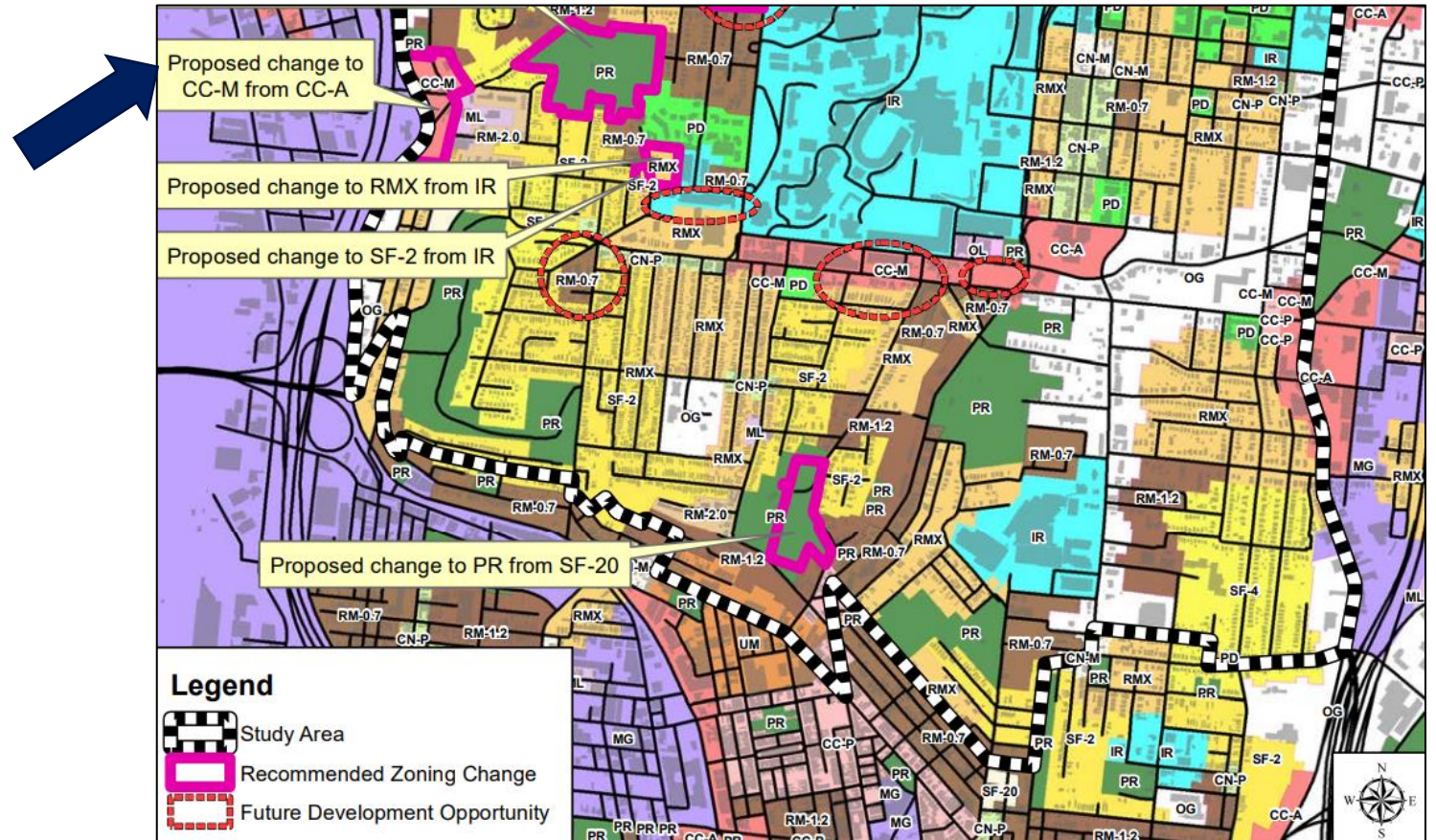
### LIVE INITIATIVE AREA

- **Goal 3:** “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164)
- **Strategy:** “Provide quality healthy housing for all income levels” (p. 165)

# CONSISTENCY WITH PLANS

## UNIVERSITY IMPACT AREA SOLUTIONS STUDY (2016)

- within an area designated a “recommended zoning change” (p. 50)



# ANALYSIS

- **Planned Development (PD)** is an appropriate zoning designation for site and the proposed development
  - Preserves open space
  - Allows the coordinated development of multiple parcels
  - Allows multi-family, retail, and recreational uses
  - Reactivates property into a residential community
  - Provides the communities for additional engagement opportunities and it shows exactly what the development will be

# ANALYSIS

- **Engagement** between the applicant and the community has been ongoing
  - Access and parking
  - Proposed design of buildings
  - Integration of proposed development into the surrounding neighborhood
  - Transportation to and from the proposed site

# 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 the requirements of a PD District §1429-05 and §1429-11 (a) *City Planning Commission Action*.

**The proposal is consistent with the purpose of the Planned Development District Regulations.**

# RECOMMENDATION

The City Planning Commission recommended that the City Council take the following action:

**APPROVE** the proposed zone change at 1001 Marshall Avenue from Manufacturing General (MG) and Commercial Community - Auto Oriented (CC-A) to Planned Development (PD), including the Concept Plan and Development Program Statement, in CUF and Camp Washington.