

**CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT
ZONING CHANGE REQUEST
(FROM MG TO PD DISTRICT)
1333 ARLINGTON STREET, CINCINNATI, OHIO**

CROSLEY RENAISSANCE, LLC, owner of the Crosley building (see attached Limited Warranty Deed), is requesting a change in zoning from MG to PD for the property located at 1333 Arlington St., Cincinnati, OH. The requested change in zoning is for the following Auditor parcel Nos:

190-0029-0173 thru 0179, 0195 thru 0202, 0243, 0251 thru 0254, consolidated AND 190-0029-0180, 0181, 0247, 0256

The existing Crosley building structure and current utility infrastructure will be utilized for this project. However, if existing utilities are deemed to be in disrepair or undersized, new utilities will connect to the existing public infrastructure adjacent to the site. No off-site utility connections are anticipated with this project.

The parcels proposed for rezoning contain an existing nine-story building with a partial basement. The building is proposed for adaptive reuse into a multifamily apartment property with light commercial use and will restore the building's historic architectural integrity. The proposed unit mix will consist of studios, one-, two-, and three-bedroom units, with the unit count between 175 and 250 dwelling units. With a total area of 1.562 acres included in the parcels proposed for rezoning, this will result in a density of 112 - 160 units per acre. The total proposed number of units and the mix of unit types therein has not been finalized and is subject to change. The largest floor area of the building is 44,043 square feet, resulting in an existing 35% open space ratio (23,997.72 SF/68,040.72 SF). Parking will be both onsite and at an adjacent surface lot at Colerain and Sassafras; also owned by CROSLEY RENAISSANCE, LLC. The overall estimated parking ratio is .75 – 1.5 spaces per unit. Vehicular entry and exit for the building will be at Arlington/Sassafras Streets. Construction will be in one 18 - 24-month construction phase.

Estimated Timeline:

9% & 4% LIHTC Applications:	February 2021
9% & 4% LIHTC Award:	May 2021
State & Federal Historic Applications:	September 2021
State & Federal Historic Awards:	March 2022
Est. City of Cincy HOME:	TBD
Est FHLB:	TBD
Closing:	October 2022
Construction begin:	October 2022
Construction Completion:	July 2024