

**Honorable City Planning Commission
Cincinnati, Ohio**

November 19, 2021

SUBJECT: A report and recommendation on a proposed zone change from Park and Recreation (PR) to Office General (OG) for the Hollister Recreation Area in Mount Auburn.

GENERAL INFORMATION:

Location: Hollister Recreation Area, including 2429 Macaulay Street, portions of 2434 Vine Street, and 13 E. McMillan Street

Petitioner: City of Cincinnati, 801 Plum Street, Cincinnati, OH 45202

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Conceptual Plans
- Exhibit C Site Photographs
- Exhibit D Letters of Support

BACKGROUND:

The City of Cincinnati is the current owner of the Hollister Recreation Area located at 2429 Macaulay Street, 2434 Vine Street, and 13 E. McMillan Street. The site is just over three acres and has been used for recreation purposes. The site contains several tennis courts and a basketball court, but these facilities are underused, and the site has been deemed unsuitable for continued recreational use by the City. In May of 2021, the City issued a Request for Proposals (RFP) for the redevelopment of the site. Auburn Land Holdings LLC was selected through this process as the most favorable offeror. On November 5, 2021, the City Planning Commission voted to approve the sale of the subject properties to Auburn Land Holdings LLC, which City Council will still need to approve.

The subject properties are currently zoned Park and Recreation (PR). The PR zone is intended to preserve, protect, and enhance a system of public parks, parkways, greenspace, and recreation areas. Residential development is not permitted. The proposed zone is Office General (OG) and is intended to provide sites for offices and research and development facilities in a large-scale or campus-like environment. Offices, small-scale government offices and facilities, banks and other financial institutions and supporting non-office uses-business services and personal services-are allowed. Mixed-use developments with residential uses are also allowed.

ADJACENT LAND USE AND ZONING:

The subject properties are currently zoned Park and Recreation (PR) as shown on the attached map (Exhibit A). The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Commercial Community Mixed (CC-M) and Office General (OG)
Existing Use: Mixed-use and residential buildings (2-4 stories)

East:

Zoning: Office General (OG)
Existing Use: Vacant and Office

South:

Zoning: Office General (OG)
Existing Use: Small-scale offices (2-3 stories)

West:

Zoning: Park and Recreation (PR)
Existing Use: Park

PROPOSED DEVELOPMENT:

Auburn Land Holdings LLC proposes the construction of Hollister Court, a residential project. The proposed project consists of the construction of a four-story apartment building atop a three-story podium parking garage with amenities, as well as five (5) three-story townhomes. This project will create approximately 270 new residential units, a mix of studio units, one-bedroom units, two-bedroom units, and four-bedroom units. Amenities will include a workout facility, study rooms, gathering space, pet amenities, and two outdoor courtyards. The project will seek LEED certification. The total project cost is estimated to be approximately \$60 million, and construction is projected to take approximately fourteen to eighteen months.

Additionally, Auburn Land Holdings LLC plans to work with the Mount Auburn Community Development Corporation, the Cincinnati Board of Park Commissioners (including Cincinnati Parks), and the Cincinnati Recreation Commission to enhance and improve Inwood Park, including assisting in the endowment of Inwood Park to establish a dedicated revenue stream to preserve the park's longevity. The developer will reimburse the Cincinnati Board of Park Commissioners for the loss of trees on the site. The Vine Street frontage will remain public greenspace.

COORDINATED SITE REVIEW:

The proposed zone change was not submitted to the Coordinated Site Review team; however, the proposed sale was circulated to City Departments for review through the Coordinated Report process in February of 2021. No objections were noted; however, conditions were identified by Metropolitan Sewer District of Greater Cincinnati, Stormwater Management Utility, and Cincinnati Bell, regarding maintaining access to existing facilities and requirements for permitting. The petitioner is aware of these conditions and will address them through the Coordinated Site Review process. The proposed development will still need to go through the City's Coordinated Site Review process and no site development permits will be issued until that occurs.

PUBLIC COMMENT:

The Department of City Planning and Engagement scheduled a virtual public staff conference for the proposed zone change to take place on November 10, 2021. Notices were sent to property owners within a 400-foot radius of the subject properties and the Mount Auburn Community Council, the Mount Auburn Community Development Corporation, the Corryville Community Council, and the CUF Neighborhood Association. Staff will report the outcome of this meeting in their presentation to City Planning Commission members on November 19, 2021.

In preparation for the November 19, 2021 City Planning Commission meeting, all property owners within a 400-foot radius of the subject properties and the Mount Auburn Community Council, the Mount Auburn Community Development Corporation, the Corryville Community Council, and the CUF Neighborhood Association were sent notification of the City Planning Commission meeting on November 5, 2021. The Mount Auburn Community Development Corporation and the Short Vine

Association submitted letters of support for the land sale that the City Planning Commission previously approved and the eventual redevelopment of the site (Exhibit D). Staff has not received any additional correspondence on the proposed zone change as of November 10, 2021.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Live Initiative Area of *Plan Cincinnati*, specifically the Goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability” (p. 164) and the Strategy to “Offer housing options of varied sizes and types for residents at all stages of life” (p. 169). This zone change would permit multi-family redevelopment and proposes a variety of unit types, from townhomes to studio and 1-, 2-, and 4-unit apartments.

The proposed zone change is also consistent with a Goal in the Live Initiative Area of *Plan Cincinnati (2012)* to “Create a more livable community” (p. 156), by utilizing the Strategy to “Support and stabilize our neighborhoods” (p.160). The proposed redevelopment will assist in re-purposing portions of City-owned land to support retention and expansion of future development. Further, this property was identified by the community and Cincinnati Police as a source of illicit activity and many groups have been working to mitigate crime in the area.

Auburn Avenue Corridor Strategic Development Plan (2017)

The proposed zone change and development is also consistent with the Vision of the *Auburn Avenue Corridor Strategic Development Plan (2017)*. The subject property is adjacent to the Auburn Avenue Corridor, which is visioned “as a vibrant, mixed-use corridor where historic architecture, new infill development and institutional destinations are fused together in a modern urban environment” (p. 7).

ANALYSIS:

The subject properties create a great opportunity within the Mount Auburn neighborhood. The current recreational facilities in this area are underused and the site has been deemed unsuitable for continued recreational use. As such, the City issued a RFP for the redevelopment of the site. The selected offeror proposed a multi-family residential development, which the current zoning does not permit. The requested zone change would allow the petitioner to redevelop the subject properties.

The proposed zone change would extend the existing OG zoning district that exists to the north, east, and south of the subject properties. The developer envisions a multi-family development with a variety of housing types and sizes. In addition, the developer plans to work with the Mount Auburn Community Development Corporation, the Cincinnati Board of Park Commissioners (including Cincinnati Parks), and the Cincinnati Recreation Commission to enhance and improve Inwood Park.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding zoning districts.
2. It is consistent with the *Auburn Avenue Corridor Strategic Development Plan (2017)* which envisions the corridor “as a vibrant, mixed-use corridor where historic architecture, new infill development and institutional destinations are fused together in a modern urban environment”. The subject properties are adjacent to the corridor.

3. It is consistent with *Plan Cincinnati* (2012) within the Live Initiative Area, specifically the goal to, “Provide a full spectrum of housing options, and improve housing quality and affordability” and the Strategy to “Offer housing options of varied sizes and types for residents at all stages of life”.

RECOMMENDATION:

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

APPROVE the proposed zone change from Park and Recreation (PR) to Office General (OG) for the Hollister Recreation Area in Mount Auburn.

Respectfully submitted:



Stacey Hoffman, Senior City Planner
Department of City Planning & Engagement

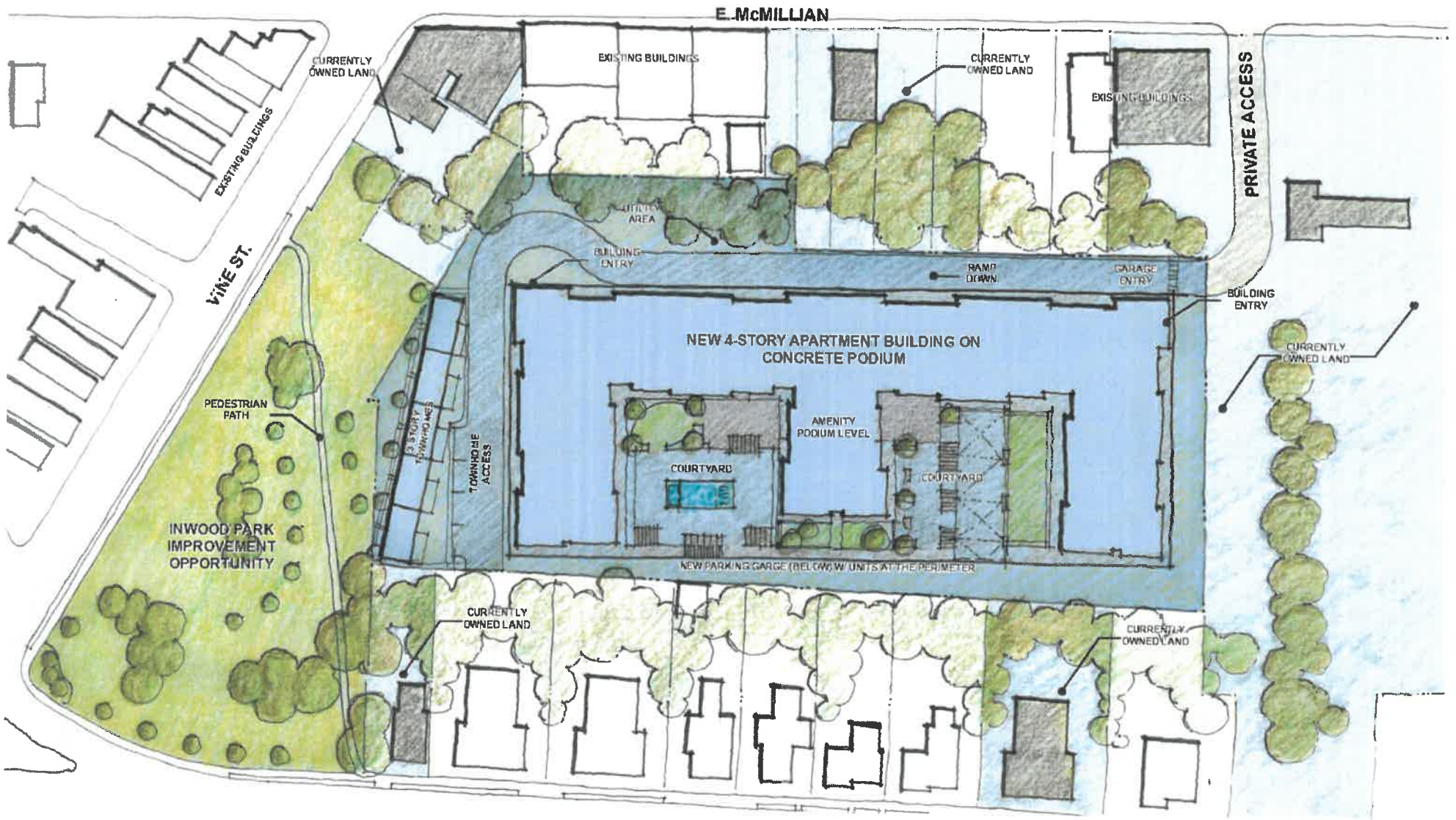
Approved:



Katherine Keough-Jurs, AICP, Director
Department of City Planning & Engagement

Proposed Zone Change of the Hollister Recreation Area from Parks and Recreation (PR) to Office General (OG) in Mt. Auburn





HOLLISTER COURT
CONCEPT PLAN



NORTH AMERICAN PROPERTIES

ma architects

10.1
10.2
10.3
10.4



HOLLISTER COURT
VIEW LOOKING WEST DOWN MCMILLAN STREET

ma architects

2011.12.01
2011.12.01
2011.12.01

Exhibit B



HOLLISTER COURT
AERIAL VIEW LOOKING EAST AT VINE STREET

ma architects

2011.09
2011.10
2011.11

Exhibit B



Hollister Courts and Parking Lot



Hollister/Vine Area Looking South



Hollister Courts Looking East



Hollister Courts Looking East



Hollister View of Southeast Corner



View of Courts from East End of Site



Inwood/Hollister View from Hollister Street Looking North

February 12, 2021



Board of Directors

Rod Browne, *Chairman*
Ken Farmer, *Secretary*
Carol Gibbs, *President/CEO*
Deborah Hayes
Amy Spiller
James Wilson
Steve Gibbs
Justin Hartfiel
Stanley Broadnax

To: Brad Lindner, President, Cincinnati Board of Park Commissioners

RE: Hollister Rec Area

Mr. Lindner, *Brad*

The Mount Auburn Community Development Corporation (MACDC) submits this letter of support for the sale of a portion of the Hollister Rec Area.

I serve as the CPAC representative for Inwood Park. "CPAC Mission: To build and maintain public support for Cincinnati Parks by providing feedback to the Cincinnati Park Board and exchanging and sharing information and providing mutual support between park advisory councils."

Also, as all of you are aware, I have been involved with the overall improvement and promotion of Inwood Park. I have planned, arranged, promoted and provided programs and events in the park that have included ongoing art classes for children and yoga classes for adults. I have worked to bring our GoVibrant trail through Inwood and I served on the design team for the new playground after arranging the children's charrette to learn what 20+ Mt Auburn children wanted to see in their new park.

Over the course of the last five years, that I have been involved, the recurring crime, dumping, squatting, and encampments on this public property have prevented the community from fully enjoying all of the hard work and time that many volunteers and Park Board staff have invested in Inwood Park.

Therefore, we recommend that the Board of Parks Commissioners sell a portion of the Hollister Rec Area and pave the way for greater safety, vibrancy and growth in Inwood Park.

We further request that the proceeds of this sale be kept in Mount Auburn, and dedicated towards the improvements in Inwood Park

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Gibbs", written over a horizontal line.

Carol Gibbs
MACDC
President/CEO



February 2nd, 2021

To: Brad Lindner, President Cincinnati Board of Park Commissioners

RE: Hollister Rec Area

Mr. Lindner,

The Short Vine Association submits this letter of support for the sale and eventual redevelopment of the Hollister Rec Area. We, along with several other community groups, have worked with the City on numerous occasions to remedy the recurring crime, dumping, squatting, and encampments on this public property. However, we now feel compelled to support stronger action to protect—and improve—the quality of life for our communities, residents, and businesses.

Therefore, we strongly recommend and endorse any action by the Board of Parks Commissioners to sell this land and pave the way for greater safety, vibrancy, and growth in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel V Luther", written over a horizontal line.

Daniel V Luther
Secretary, Short Vine Association

2409 VINE LLC
PO BOX 8682
CINCINNATI, OH 45208

2427 VINE ST LLC
24 E UNIVERSITY AVE STE, #OFC
CINCINNATI, OH 45219

ANCHOR CORRYVILLE GROCERY
128 E SECOND ST
COVINGTON, KY 41011

ARCHBISHOP OF CINCINNATI TR
2422 AUBURN AVE
CINCINNATI, OH 45219

ARNOLD, CHRISTOPHER & SUSAN
5605 MERYTON PL
CINCINNATI, OH 45224

ASBURY TABERNACLE INC
PO BOX 19052
CINCINNATI, OH 45219

AUBURN LAND HOLDINGS LLC
2718 SHORT VINE ST
CINCINNATI, OH 45219

BARRISTER BUILDING LLC
2355 AUBURN AVE
CINCINNATI, OH 45219

BENHUR, SHIMON
PO BOX 14147
CINCINNATI, OH 45242

BLOCK 1 COMMUNITY URBAN
REDEVELOPMENT CORP
2510 OHIO AVE, SUITE C
CINCINNATI, OH 45219

THE CHURCH OF OUR SAVIOR
65 HOLLISTER ST
CINCINNATI, OH 45219

CINCINNATI METROPOLITAN
HOUSING AUTHORITY
1635 WESTERN AVE
CINCINNATI, OH 45214

CLIFTON PROPERTY DEVELOPMENT
PO BOX 8865
CINCINNATI, OH 45208

DEMARCO, PAUL
3360 SCITO DR
CINCINNATI, OH 45244

DIADEM REALTY INC
48 E HOLLISTER ST
CINCINNATI, OH 45219-1704

DIALS, GREGORY & LYNN
5345 HARVEST RIDGE LN
BIRMINGHAM, AL 35242

EDEN CORRY LLC
2616 SHORT VINE
CINCINNATI, OH 45219

EXCEL DEVELOPMENT CO INC
2403 AUBURN AVE
CINCINNATI, OH 45219

GREENHUB PROPERTIES LLC
3430 STETTINIUS AVE
CINCINNATI, OH 45208

GREINER, A LEE TR
2411 AUBURN AVE
CINCINNATI, OH 45219

GUGGER, GREGORY & CYNTHIA
2240 FLOMAR CT
CINCINNATI, OH 45233

HALLAM PROPERTIES LLC
126 WELLINGTON PL
CINCINNATI, OH 45219

HELLIGRATH, JENNIFER
2530 SPRING GROVE AVE, SUITE 1 A
CINCINNATI, OH 45219

HOLLISTER HOLDING COMPANY LLC
5242 CRIMSON GLORY PL
MASON, OH 45040

HOLLISTER HOUSE INC
36 E FOURTH ST, #1320
CINCINNATI, OH 45202

HUNT, MARSHALL C JR
66 EAST HOLLISTER ST
CINCINNATI, OH 45219

IONIC REAL ESTATE LLC
36 HOLLISTER ST
CINCINNATI, OH 45219

KOL, AYDIN
1 E MCMILLAN
CINCINNATI, OH 45219

LAURENS PROPERTY MGMT
4240 HUNT RD
CINCINNATI, OH 45242

LIFE FORWARD AUBURN CTR
2415 AUBURN AVE
CINCINNATI, OH 45219

MARTIN MEDIA
1260 EDISON DR
CINCINNATI, OH 45216

MUSIC THERAPY PROPERTIES
5204 BEECHMONT AVE
CINCINNATI, OH 45230

NAZCA PROPERTIES LLC
PO BOX 19801
CINCINNATI, OH 45219

NEW LIFE PROPERTIES INC
401 E MCMILLAN ST
CINCINNATI, OH 45206

OSBORN, KAY
333 BOBO ST
LAURENS, SC 29360

PRESTIGE APARTMENT HOLDING
2570 MADISON RD, #22
CINCINNATI, OH 45208

ROVEKAMP, CAROL
2864 CRESCENT SPRINGS PIKE
COVINGTON, KY 41018

SAATY, MUHAMMAD SAED
31 E MCMILLAN ST
CINCINNATI, OH 45219

SAATY, MUHAMMAD SAED
27 E MCMILLAN ST
CINCINNATI, OH 45219

SCP 2001A-CSF-51 LLC
10561 DALLAS PKY, #400
ADDISON, TX 75001

SEAN S PROPERTIES LLC
5 CAMRAGO CANYON
CINCINNATI, OH 45243

STRATFORD INVESTMENTS III
1890 NORTHWEST BLVD, SUITE 320
COLUMBUS, OH 43212

T GERSHANOVICH TR
50 E HOLLISTER ST
CINCINNATI, OH 45219

THE PROVIDENT BANK
1 E FOURTH ST, MAIL DROP 175D
CINCINNATI, OH 45202

UNIVERSITY OF CINCINNATI
BOARD OF TRUSTEES
PO BOX 210186
CINCINNATI, OH 45221-0186

VENTUNO LLC
2131 HUNTERSPOINT LN
CINCINNATI, OH 45244

VENUS-1 PROPERTY LLC
42 EAST HOLLISTER ST
CINCINNATI, OH 45219

VINE HOLLISTER LLC
5085 ROLLMAN ESTATES DR
CINCINNATI, OH 45236

WEBER, EDMUND C III & HAROLYN TR
241 COMPTON RD
CINCINNATI, OH 45213

Mt. Auburn Community Council
P.O. Box 19138
Cincinnati, OH 45219

Mt. Auburn Community
Development Corp
123 Dorsey Street
Cincinnati, OH 45202

CUF Neighborhood Association
2364 West McMicken Avenue
Cincinnati, OH 45214

Corryville Community Council
260 Stetson Street, Suite E
Cincinnati, OH 45219