



# Planned Development # 76 Amendment to Concept Development Plan & Program Statement

August 2020

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# Development Character & Vision

*The proposed development of the site at Liberty & Elm, is envisioned to be a premier, mixed-use development knitted into the fabric of the neighborhood. It takes the existing, vacant space and transforms it into a residential hub with small shops and restaurants that tie it into the existing Findlay Market district of Over the Rhine.*

*This large site presents a unique opportunity to introduce a compact, walkable, urban product. One that carefully blends a mix of different residential options with commercial uses that serve the broader public.*

*The character of the development will be designed to mesh with the existing character of the business district of Over the Rhine. It will feature unabashed modernity blending with renovation of the historic buildings on site. It will be designed to complement and celebrate its surroundings, with elements such as a pedestrian arts alley, outdoor dining, and buildings that thoughtfully address each street frontage.*

*By redeveloping such a significant, empty space, this development is meant to be a cornerstone that can link north of Liberty and south of Liberty together; and act as a catalyst towards attracting new residents to the City and bolstering the existing businesses.*

# Background

Planned Development #76 has been approved by Cincinnati Planning Commission and Cincinnati City Council. It allows a dense mixed-use development on this site.

The proposed amendment keeps with the mixed-use nature of the current Planned Development, but improves upon it in many areas. It lowers the overall height of the building at Liberty & Elm, sets back the upper floor, constructs underground parking in lieu of surface lots, adds an “arts alleys”, improves the overall aesthetic, and a host of other improvements. Additionally, it expands the boundary of the PD to include the property at 1621 Logan Street: a non-contributing 1970s building that is an eyesore on the street.

This amendment transforms a vacant lot and empty buildings into a vibrant city scene and creates a more holistic solution to the block.



12'-8"

Previous design building height - HCB Submission

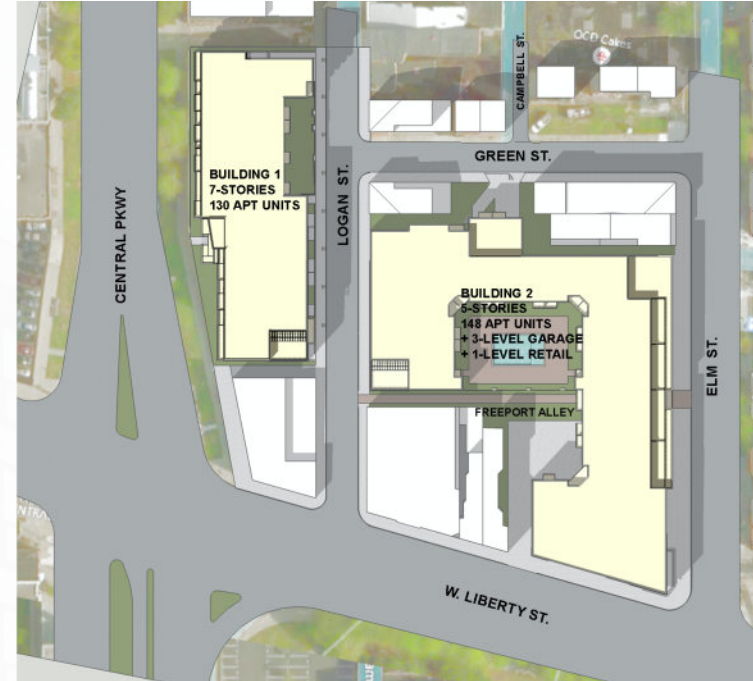


Previous Design - HCB Submission by New Republic Architecture

# CURRENTLY APPROVED VERSION



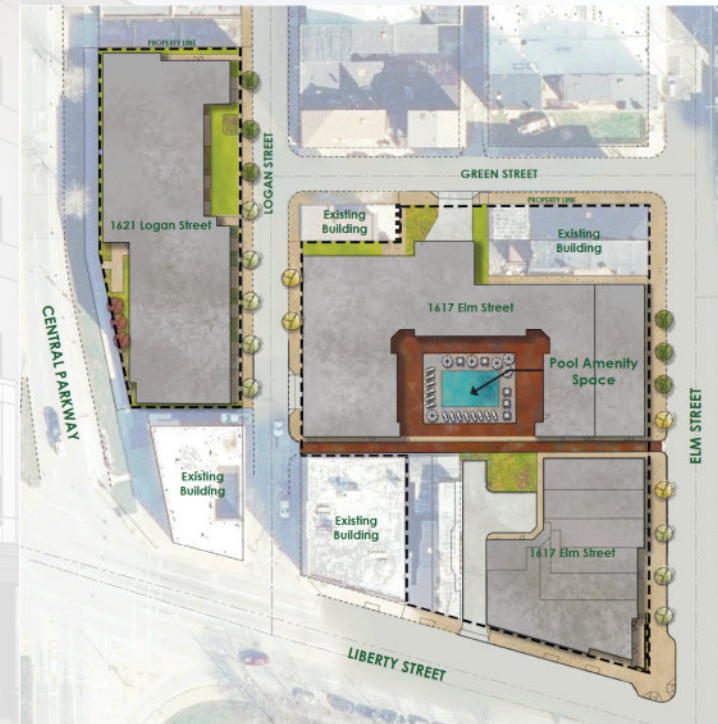
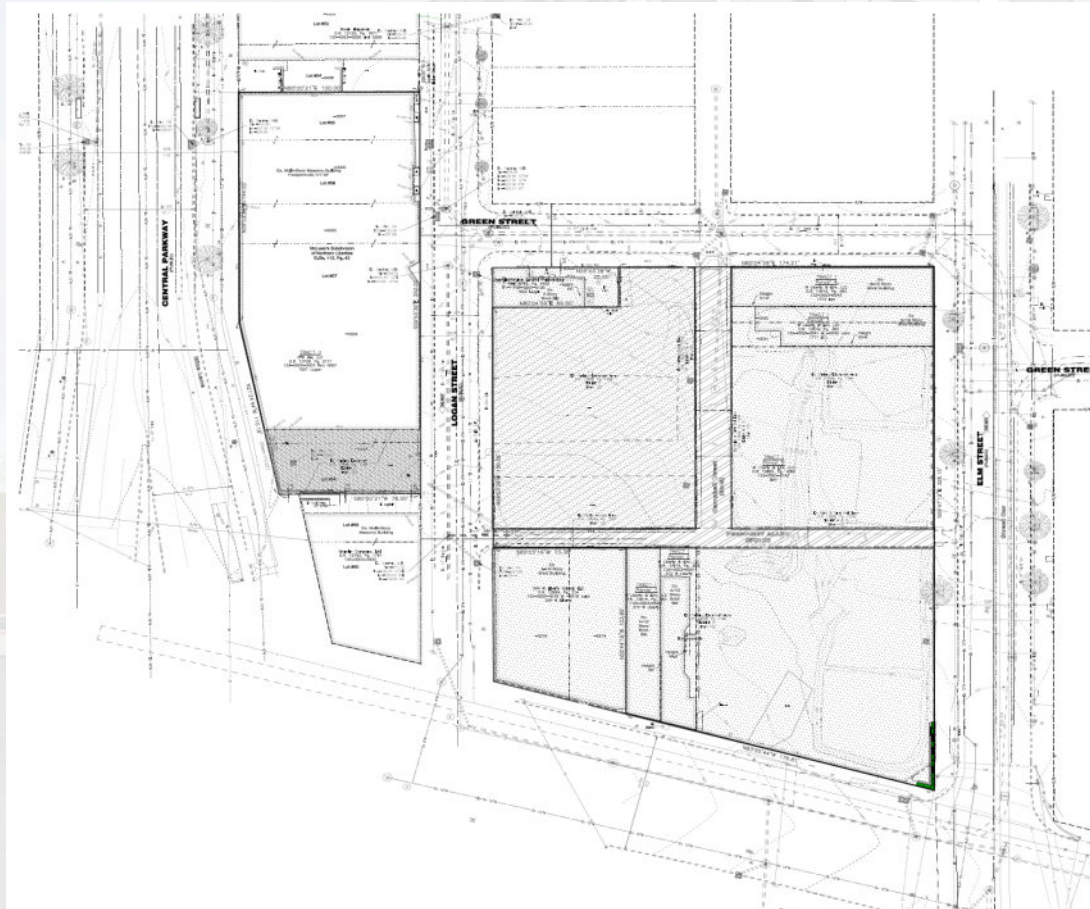
# UPDATED VERSION



# Plan Elements

## Location of Site

The proposed Liberty & Elm Mixed-Use Development consists of the redevelopment of an assemblage of properties primarily located on the northwest corner of the intersection of Liberty & Elm Streets in Over the Rhine. The site is bound by Green Street to the north, Elm Street to the east, Liberty Street to the south, and Logan Street to the West. This amendment to the current PD would expand the boundary to include the property at 1621 Logan Street.



# Plan Elements

## Legal Description, Ownership & Property Addresses

The properties comprising the development site are listed below. They are owned by W Liberty & Elm, LLC; W Liberty & Elm RH, LLC; and OTR BIH, LLC. Affiliated with OTR Project Partner, LLC.

Address	Parcel ID#
1617 Elm	133-0003-0143-00
1711 Elm	133-0003-0041-00
1713 Elm	133-0003-0043-00
212 W Liberty	133-0003-0021-00
214 W Liberty	133-0003-0021-00
1621 Logan Street	133-0003-0004-90
	133-0003-0005-90
	133-0003-0006-90
	133-0003-0007-90



# Plan Elements

## Description of Proposed Land Uses, Buildings and Structures

The approximately 1.77-acre site shall be developed in a single phase and will include a mix of residential and commercial uses. The final composition of commercial uses will be driven by market demand.

The development will consist of approximately 300 ( $\pm 10\%$ ) apartments and approximately 5,000 - 15,000 square feet of commercial space. Ancillary to the apartment use will be amenities including features such as: pool, clubhouse, fitness, theater room, business center.

Previously Freeport Alley bisected the main site from east to west, connecting Elm Street to Logan Street. This alley will be reconstituted for pedestrian and bicycle access. It will be imagined as an “arts alley” to activate it and provide a public benefit. Commercial spaces will be Elm Street. A parking garage will be built internal to the site, combined below and above ground. The main ingress/egress points for the garage will be on Green Street and Logan Street.

The revamped project will be designed to a high quality, urban develop bringing activity and investment to an empty lot.

# Plan Elements

## Depiction of Proposed Land Uses, Buildings and Structures



# Illustration of Plan Elements



B2. ELM ST. FACADE LOOKING SW



B1 & B2. BIRDSEY LOOKING SW



B1. CENTRAL & LIBERTY LOOKING NE



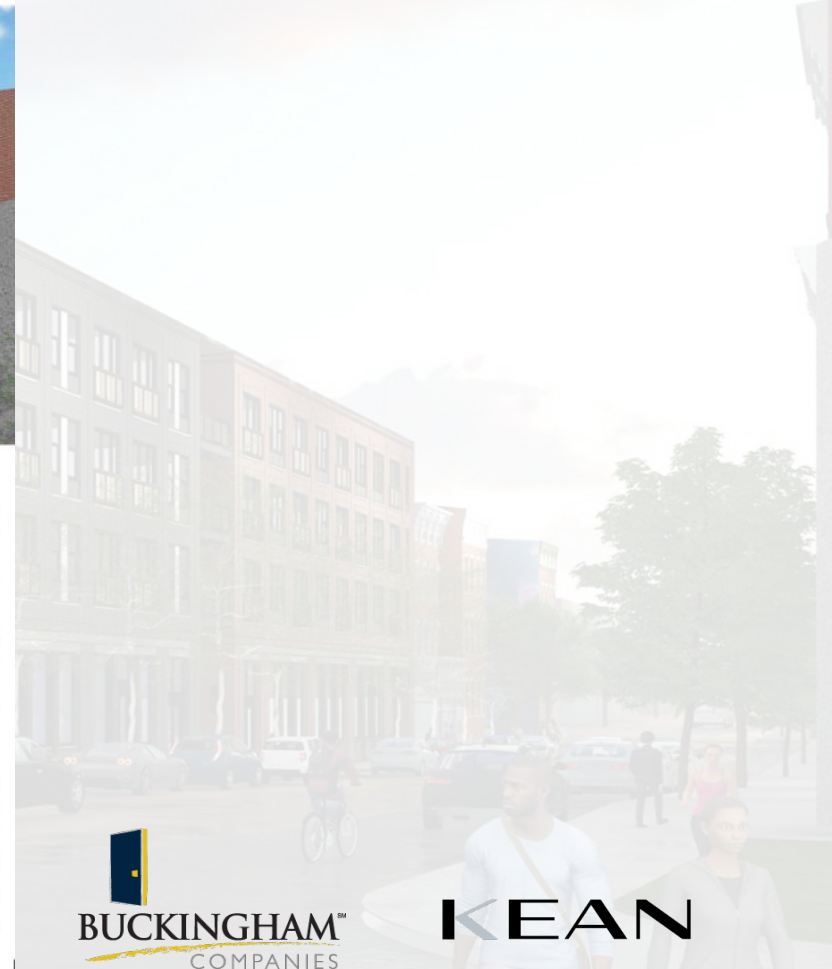
B2. ELM ST. FACADE LOOKING NW



B1. CENTRAL FACADE LOOKING SE



B2. LIBERTY & ELM LOOKING NW



# Plan Elements

## Freeport Arts Alley

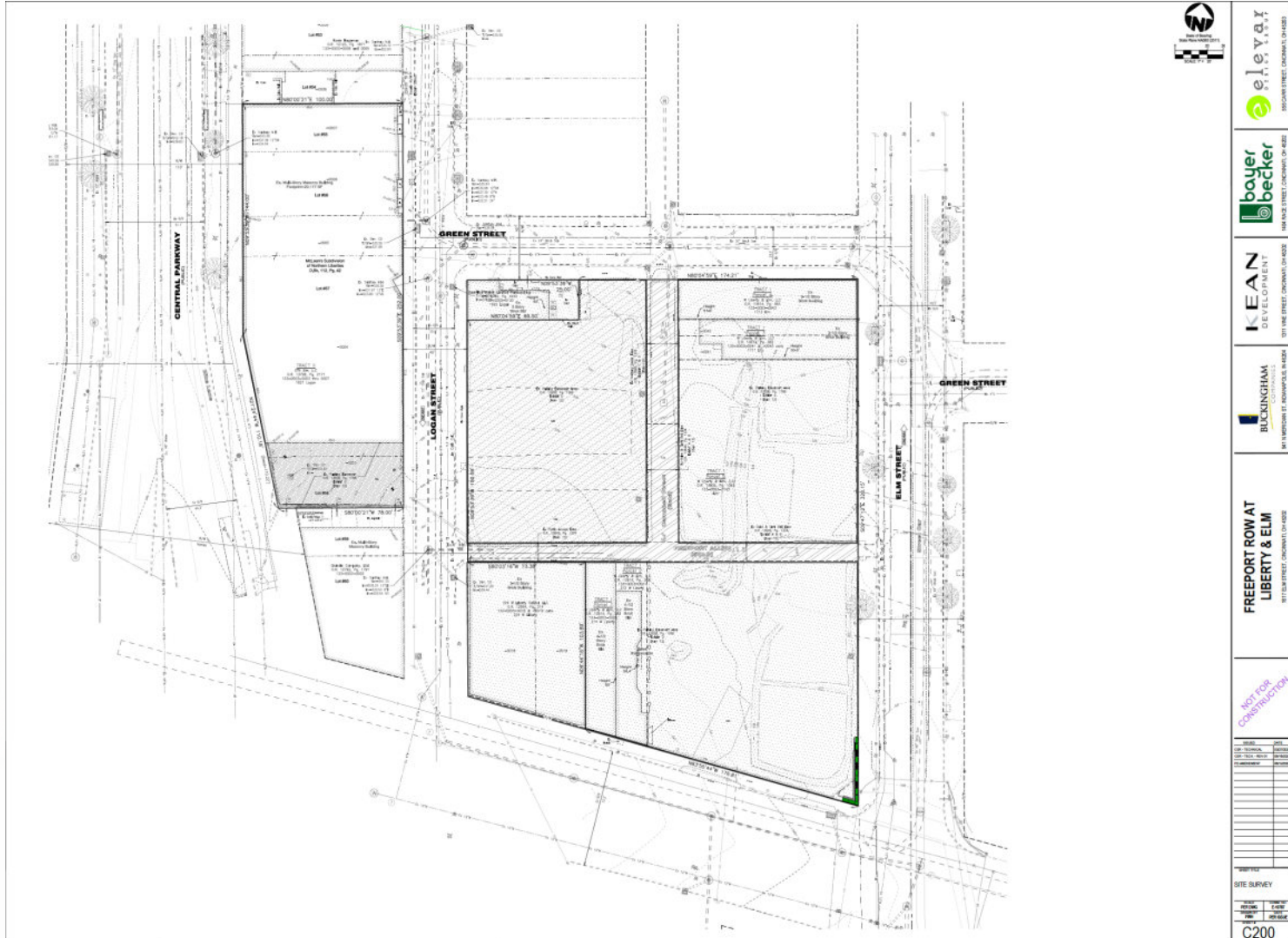
Freeport Alley had previously run through the site and connected Elm Street to Logan Street. This will be re-opened as part of the development. The historic pavers have been removed and saved for re-install. With the alley being opened, it will be dressed with public art. These could range from sculpture to murals to lights to a variety of art installations. A combination of lighting, plantings, and attractive environments will make this a showpiece of the development. The intent is that the street feel itself will be a unique and inviting draw.



Examples of arts alley ideas

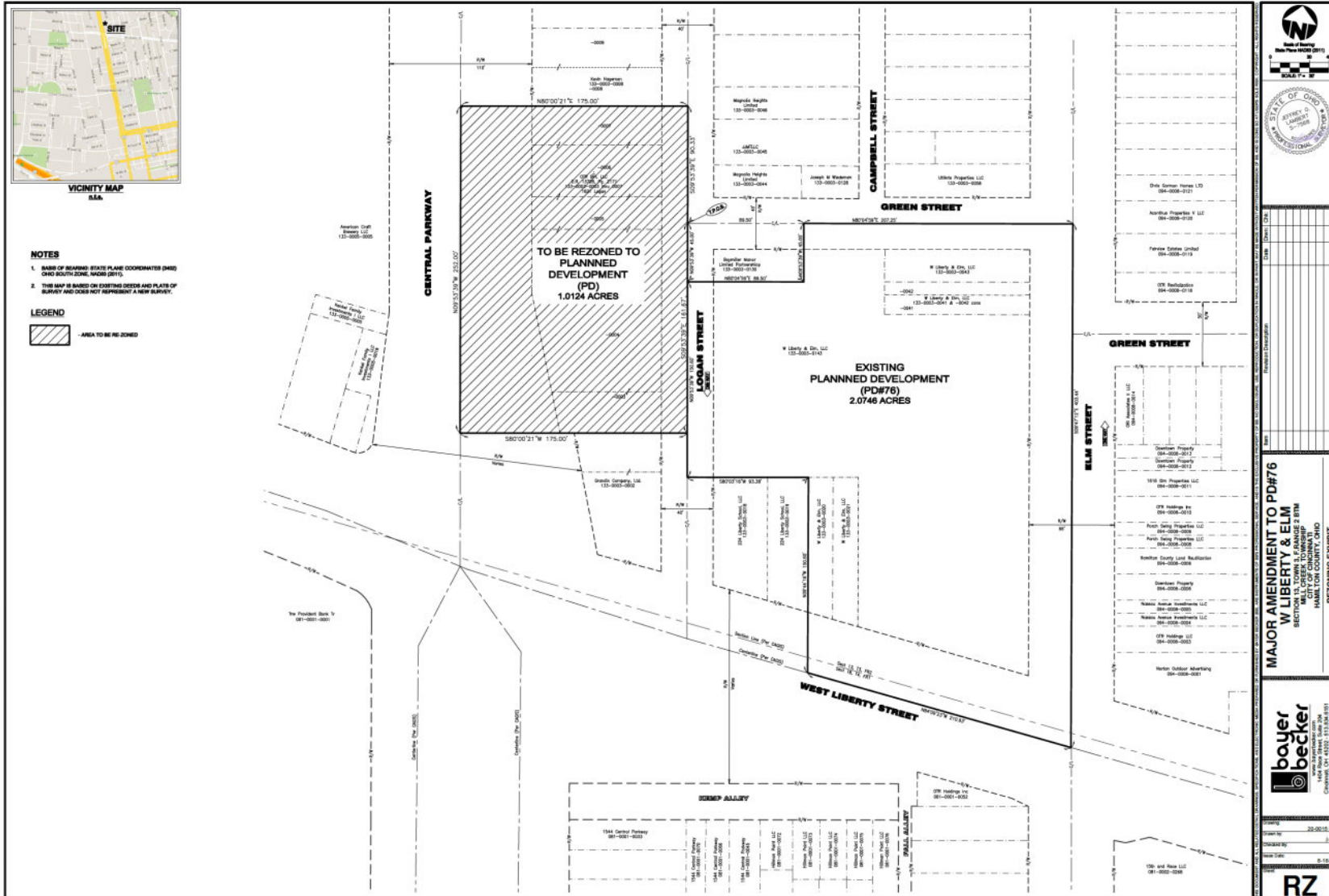
# Plan Elements

## Site Survey



# Plan Elements

## Plat



# Plan Elements

## Legal Description

Date: August 18, 2020  
Description: Liberty & Elm  
Major Amendment to PD#76  
Location: City of Cincinnati  
Hamilton County, Ohio



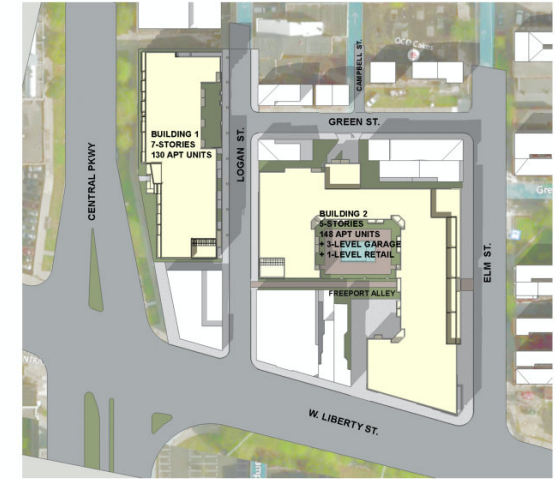
Situated in Section 13, Town 3, Fractional Range 2 Between the Miamis, Mill Creek Township, The City of Cincinnati, Hamilton County, Ohio and being 1.0124 acres to be amended/re-zoned to Planned Development (PD) further described as follows:

Begin at the Intersection of the centerline of Logan Street and Green Street, said intersection being the True Point of Beginning:

- thence, from the True Point of Beginning, departing the centerline of said Green Street and with the centerline of said Logan Street, South 09° 53' 39" East, 161.67 feet;
- thence, departing centerline of said Logan Street, South 80° 00' 21" West, 175.00 feet to the centerline of Central Avenue;
- thence, with the centerline of said Central Avenue, North 09° 53' 39" West, 252.00 feet;
- thence, departing the centerline of said Central Avenue, North 80° 00' 21" East, 175.00 feet to the centerline of said Logan Street;
- thence, with the centerline of said Logan Street, South 09° 53' 39" East, 90.33 feet to the True Point of Beginning containing 1.0124 acres of land more or less.

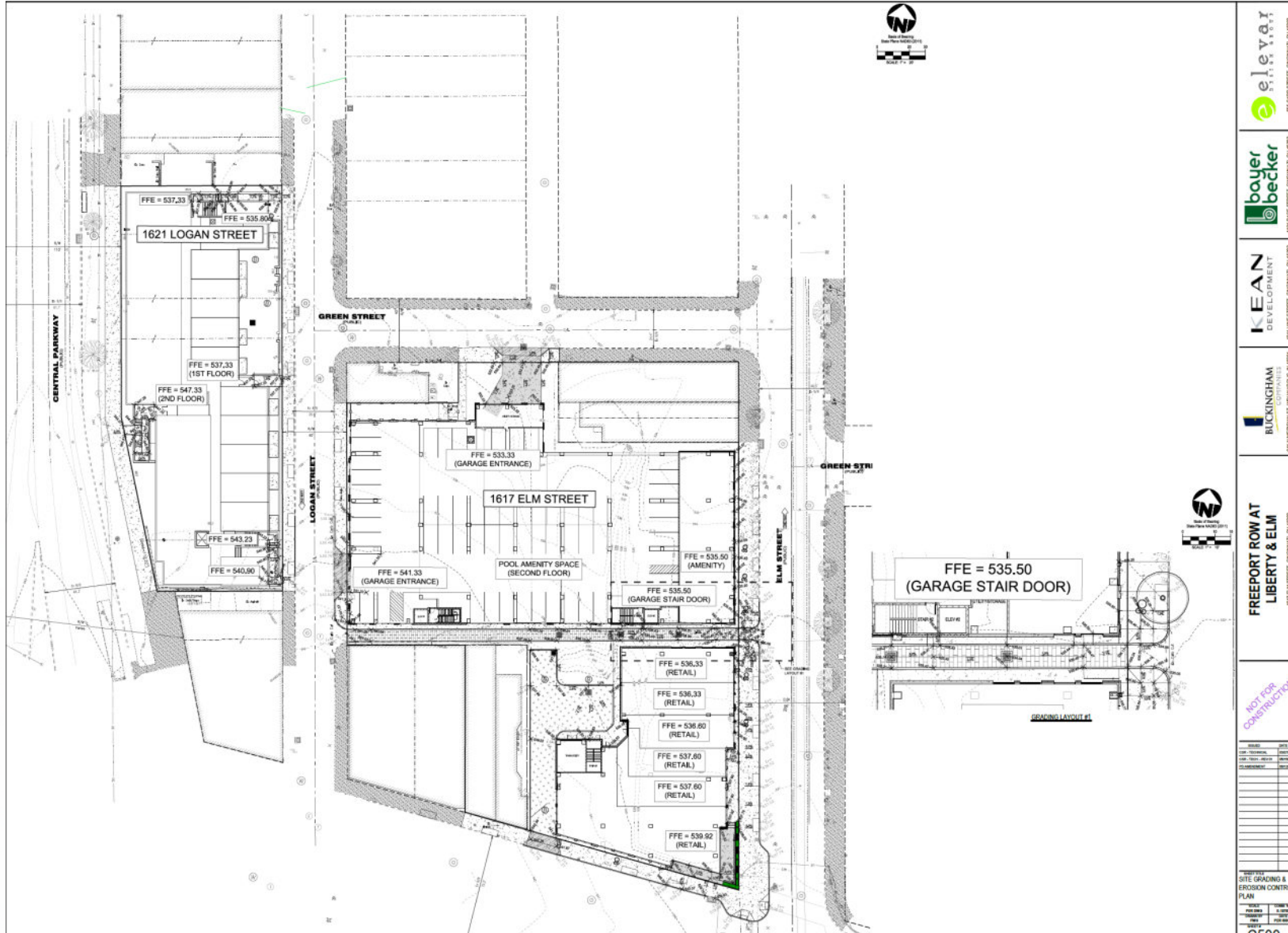
Basis of Bearings: State Plane Coordinates (3402) Ohio South Zone, NAD83(2011).

The above description was prepared from a rezoning exhibit made on August 18, 2020 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio and is a complete, proper and legal description of the property by deeds and plats of record.



# Plan Elements

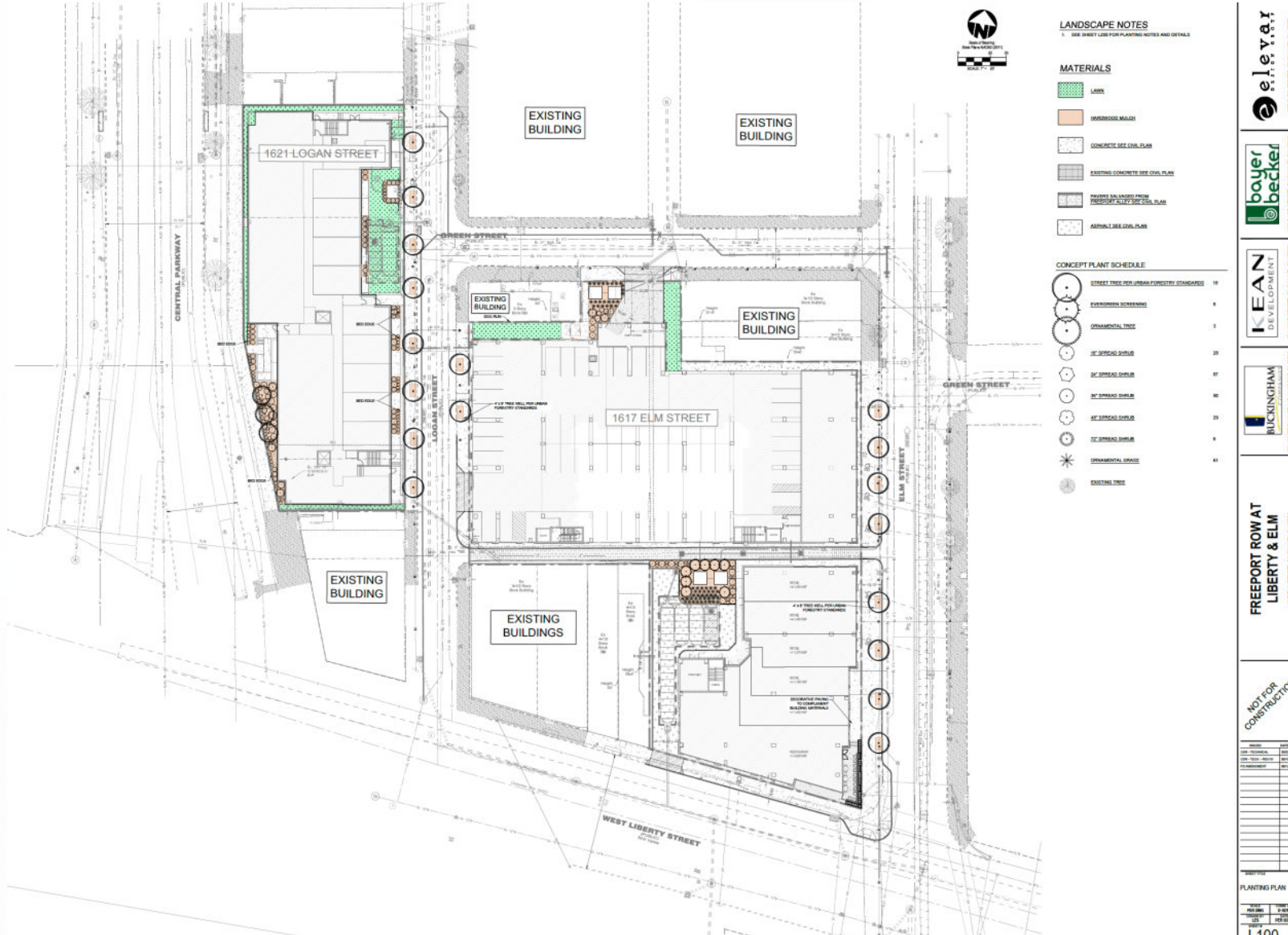
## Preliminary Site Grading





# Plan Elements

## Depiction of Plantings



**e.l.e.v.a.t.**  
185 LOREN STREET, CINCINNATI, OH 45202

**bayer becker**  
185 RACE STREET, CINCINNATI, OH 45202

**KEAN DEVELOPMENT**  
131 TINE STREET, CINCINNATI, OH 45202

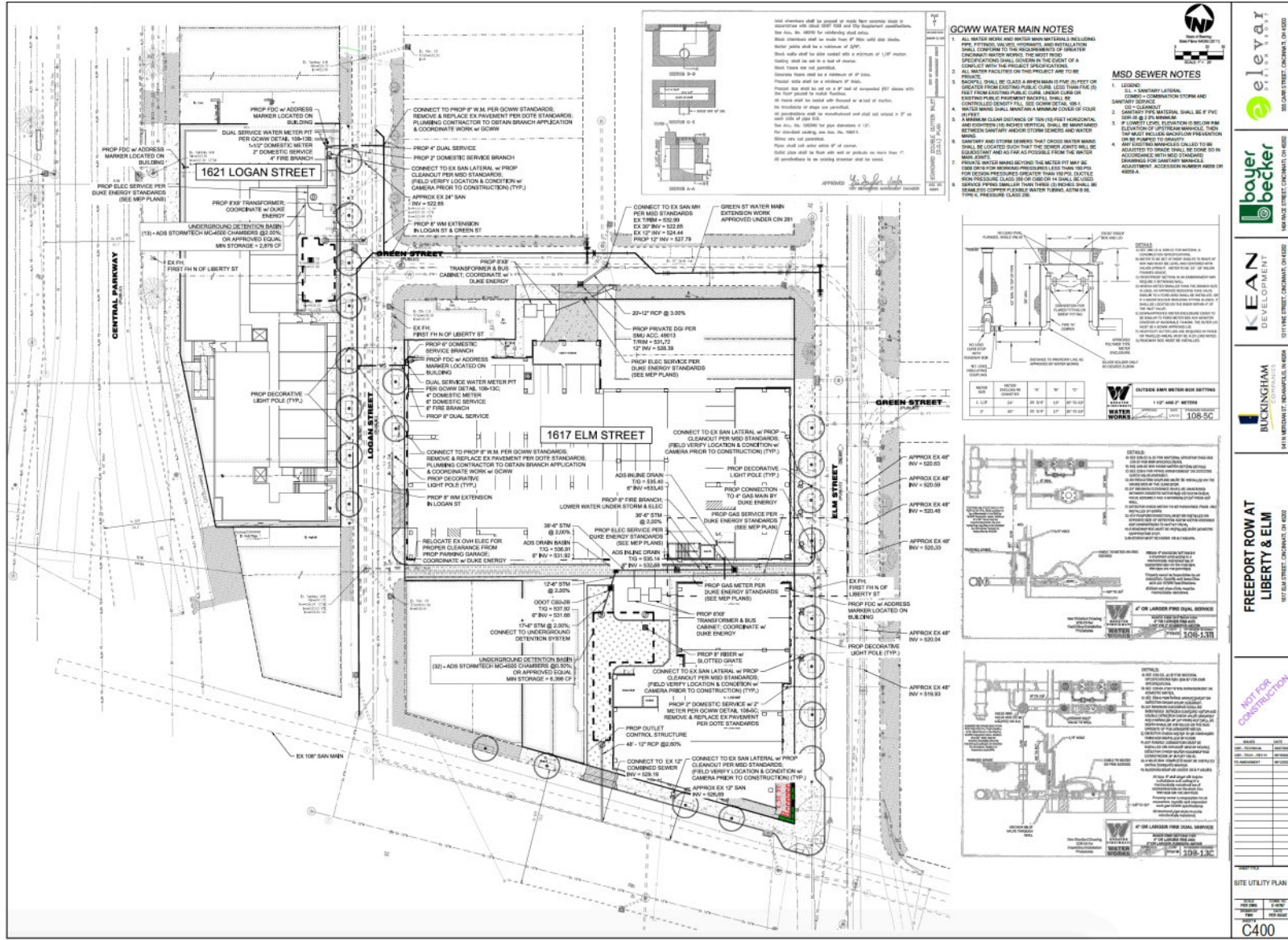
**BUCKINGHAM**  
817 HANCOCK STREET, INDIANAPOLIS, IN 46204

**FREEPORT ROW AT LIBERTY & ELM**  
187 ELM STREET, CINCINNATI, OH 45202

**NOT FOR CONSTRUCTION**

# Plan Elements

## Preliminary Site Utility Plan



# Preliminary Reviews (City & Community)

Representatives of the OTR Project Partners, LLC have had extensive communications and have met individually with representatives from the following local organizations to review the project and adapt, modify and coordinate their ideas into our conceptual design where appropriate:

City of Cincinnati – City Planning, Department of Community & Economic Development, Department of Transportation & Engineering  
Over the Rhine Community Council Committees  
Numerous individuals and businesses  
Representatives from Over the Rhine Community Housing, Peaslee Neighborhood Center, Greater Cincinnati Homeless Coalition

## **The City of Cincinnati**

Representatives of OTR Project Partners, LLC have met with various city departments to introduce the project and discuss redevelopment of the site on numerous occasions beginning as early as 2017. Those meetings, phone calls, and discussions have continued at a steady pace and have served an important role in shaping the development. Primary conversations have taken place between the Departments of Community and Economic Development, City Planning, and Transportation & Engineering.

# Preliminary Reviews (City & Community) continued

## Over the Rhine Community

Representatives of the development team have met with numerous independent and official voices in the neighborhood. Beginning in the summer of 2018, the developer met with a coalition of neighborhood stakeholders to hear their concerns with regards to the prior design and to gain perspective and feedback on the proposed amended design. In the fall of 2019, developers met with members of the OTR Infill Committee for additional feedback on possible updated designs. Developers have directly engaged with neighborhood coalition members on at least fourteen occasions:

- |                   |                       |                       |                    |                    |
|-------------------|-----------------------|-----------------------|--------------------|--------------------|
| (1) June 5, 2018  | (4) November 6, 2019  | (7) November 26, 2019 | (10) May 26, 2020  | (13) July 20, 2020 |
| (2) June 13, 2018 | (5) November 12, 2019 | (8) December 19, 2019 | (11) June 12, 2020 | (14) July 24, 2020 |
| (3) June 29, 2018 | (6) November 22, 2019 | (9) February 3, 2020  | (12) July 16, 2020 |                    |

Developers presented at the following formal OTR Community Council public meetings:

OTRCC Economic Development and Housing Committee – January 7, 2020

OTRCC Board Meeting – January 13, 2020

OTRCC General Membership Meeting – January 27, 2020

OTRCC Economic Development & Housing Committee – July 7, 2020

OTRCC Economic Development & Housing Committee – July 9, 2020

OTRCC Board of Trustees – July 13, 2020\*

*\*Board voted to not allow developer to present to the OTRCC general membership*

# Preliminary Reviews (City & Community) continued

The Concept Development Plan and this Development Program Statement have been drafted with the intent of incorporating the valuable feedback we have received from the community in a manner that yields an economically feasible redevelopment of the site. Significant modifications to the initial plan through the course of its development were made in response to the input from our extensive communications, such as:

1. Lowering the overall height of the building. By nearly 13 feet at the Liberty & Elm corner.
2. Set back upper floor by over 20 feet. Making it essentially invisible from street level.
3. Reduced the retail to better accommodate smaller spaces
4. Added an affordability component as we are currently pursuing tax credits to support it
5. Added an arts alley and murals to create more public art in places accessible to the public
6. Moved from a surface parking (with future garage), in favor of an integrated garage.
7. Provided a design that is more authentic and integrated. Less busy.
8. Removed upper floor units at corners at select transition points

# Preliminary Reviews (City & Community) continued

## Set Back Lines

The Cincinnati Municipal Code Requirements for the CC-M designation for setbacks will be followed. A zero foot minimum to 12 foot maximum setbacks, which will be maintained for this project in order to allow for a proper sidewalk and landscaping.

## Building Heights

The development consists 6 buildings. Renovating the four historic buildings on site, plus a mixed-use building at Liberty & Elm, and across Logan Street on the former Boys & Girls Club site. The primary building at the Liberty & Elm corner will be five stories total (four residential over commercial streetfront). In response to feedback from members of the Infill Committee, we have removed top floor units at corners where select transitions take place adjacent to historic buildings (on Elm and Green Streets); additionally we have introduced generous setbacks of 20' along Elm Street, thus effectively fading the upper floor away from street view. Max height of this building is approximately 63 feet above average grade plane along Elm, which represents a reduction in height by nearly 13 feet from the current max height allowed in the PD.

Max height for the building on Central Parkway & Logan Street will remain consistent with the current zoning for that site (CC-A), which is a maximum of 85 feet.

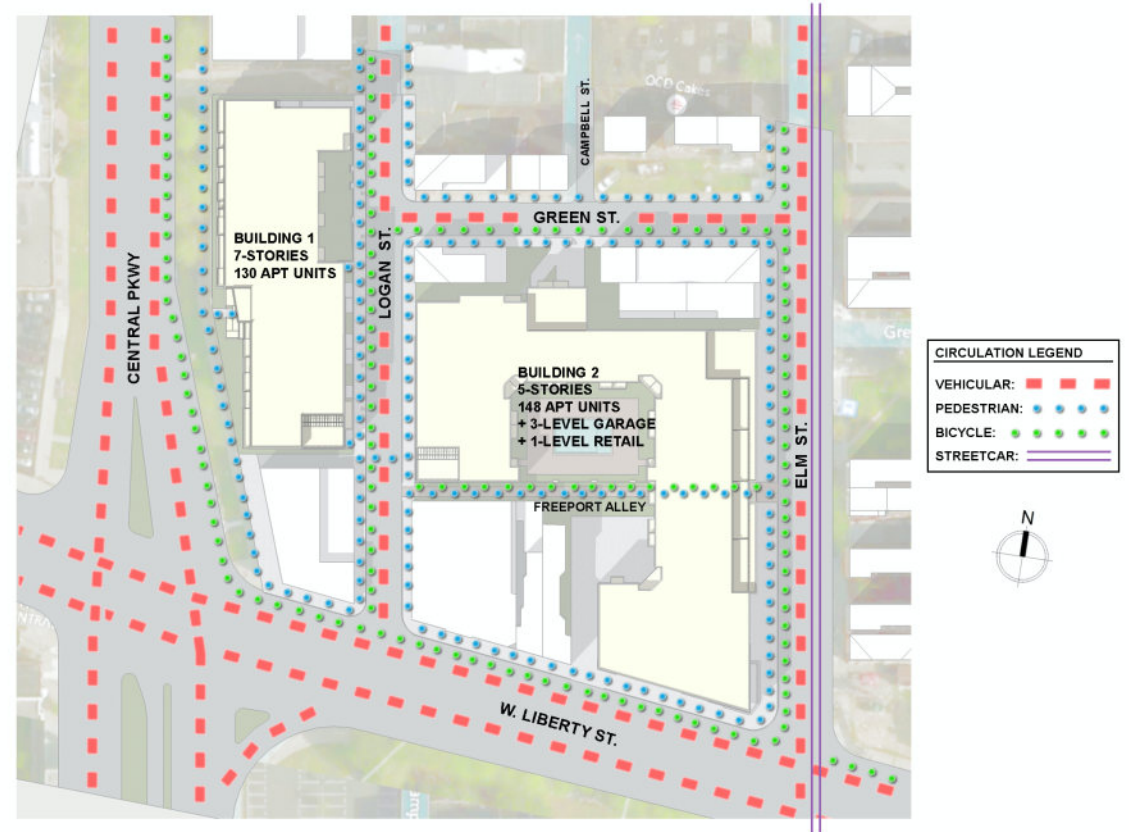
# Preliminary Reviews (City & Community) continued

## Pedestrian Circulation Systems and Open Space

Pedestrians shall retain full circulation around the site through public sidewalks along all streets. Existing sidewalk widths shall be maintained or widened. Freeport Alley will be added back in as a pedestrian and bicycle corridor.

Open Space - Areas of open space include resident courtyard, outdoor dining plazas, and rooftop decks. The open space area, including common open space and private open space, is calculated to be approximately 30,000 square feet in total.

Open Spaces which shall include landscaping, plazas, patios, courtyards, balconies, rooftops shall be provided wherever possible.



# Preliminary Reviews (City & Community) continued

## Density

Density for the entire 1.77-acre site shall not exceed 300 units.

## Refuse Collection

Trash and waste facilities shall be provided on-site and located in areas to limit visibility. Waste will be stored within the building structure in a fully enclosed trash room and taken out for pick-up.

## Fire Department Access:

Developer will coordinate with Cincinnati Fire Department to ensure proper access and that facilities are available for public safety in the event of an emergency.

## Geotechnical

Consistent with the site's natural conditions, development of the site will largely follow the existing topography. A geotechnical engineering report has been completed for the site which shows soil conditions consisting of silty fine sand, medium sand, lakebed clays, gray clay, and existing fills of various depths from prior demolitions. Existing rubble-filled basements will be removed. The buildings will be constructed on a combination of conventional footings in certain areas and conventional footing on a ground modification system in other area.



# Preliminary Reviews (City & Community) continued

## Drainage

Onsite detention facilities will be installed to control site runoff per MSD standards. Proposed roof drains will convey roof runoff to the detention system prior to out-letting into the existing public storm infrastructure in Liberty Street.

## Landscaping & Buffering

Landscaping shall be provided in open space wherever it is possible to sustain plant life and not impede other land uses, including but not limited to: around the perimeter of the building, courtyards, and street trees.

Buffer planting shall be used, wherever possible, to define public and semi-private to private spaces, including but not limited to separation between sidewalks and any ground floor residential uses.

## Traffic Control

The Developer met with the Cincinnati Department of Transportation on multiple occasions to review driveway placements, alley treatment, and access points. Additionally, DOTE has participated in two Consolidated Site Review meetings to comment on the plans. Developer and project engineer have remained in communication with DOTE regarding the Liberty Street plans and any coordination needed.

# Preliminary Reviews (City & Community) continued

## Sewage

Existing mains are located within all or portions of Elm, Liberty, Logan, and Central. Developer will coordinate with MSD for proposed sanitary sewer services and submit a request for availability for sewer service.

## Water

Existing water mains are located within all or portions of Elm, Liberty, and Central right-of-ways. Developer will coordinate with GCWW for proposed sanitary sewer services and submit a request for availability for water service. At the request of GWCC, a water main will be installed in Green Street connecting Elm to Logan.

## Electric & Natural Gas

Existing gas and electric service mains are located within all or portions of Elm, Liberty, Logan, and Green. Developer will coordinate with Duke Energy for proposed gas and electric service.

## Telephone, Internet and Video Services

Developer will coordinate with local utility providers for proposed communication services.

# Development Controls

## Parking

The development includes an integrated parking garage with approximately 220 parking spaces to meet the parking needs of residential and commercial users.

Handicapped parking is provided in close association with building uses. The number of handicap spaces provided will be per the 2017 Ohio Building Code / ICC A117.1-2009.

The current Cincinnati Code of Ordinances Parking and Loading Regulations- Bicycle Parking Requirements (Section 1425-38) requires provisions of 1 bicycle parking space for every 20 automobile spaces. This will be maintained at a minimum.

Sides of the garage that are not at least partially covered by buildings will received a screening treatment to partially obscure the garage, while still allowing the garage to be naturally ventilated.

# Development Controls

## Retail & Commercial

In addition to the residential component, initial phase of the project will contain a minimum 5,000-15,000 square feet of commercial/retail space along Elm Street. This location will help bridge Liberty Street and connect the Findlay Market area to the lower section of Over the Rhine. The intended uses for this commercial/retail space are:

- Restaurants, full service and limited
- Drinking establishments
- Food markets
- Medical
- Veterinary
- Offices
- Business services
- Meeting facility
- Personal instructional services
- Personal services
- Retail sales
- Artisan and small-scale production
- Galleries
- Cultural institutions
- Cultural Institutions
- Daycare centers
- Schools
- Loft dwelling units
- Health & fitness, gyms, training studios



# Development Controls

## Exterior Lighting

All exterior building mounted light sources, including canopies, building perimeter, building security and lighting for commercial retail drives or loading areas will be shielded to ensure that light is directed away from adjacent properties and public rights of way.

Any building façade lighting used to enhance the night-time character of a building façade will be mounted on the façade, or in pavement or landscaped areas at the base of the façade. Light shall be directional with photo metrics or shielding that directs the light to the façade.

## Parking Standards

Minimum dimensions- from Cincinnati Code of Ordinances Parking and Loading Regulations- Bicycle Parking Requirements (Section 1425)

## Signage

Building signage will be provided in accordance with code requirements for the CC-M designation.

# Development Controls

## Architectural Guidelines

The concept for the architectural guidelines is to allow the development to have a character consistent with its use within a common framework of scale, and range of materials. Finishes and colors may be varied, within an overall warm color palette that allows for accent colors at entrances, canopies or similar locations.

All primary building facades shall include architectural elements that create a composition of a base-middle-top, using storefront and cornice details similar to other larger buildings within the OTR neighborhood. Large windows and doors within the facade shall create a sense of rhythm similar to larger commercial or industrial buildings within the Brewery District. All exterior building materials shall be weather resistant, and suitable for the use location.

The height and massing of the building, while not arbitrarily broken up into pieces and parts along the façade, instead successfully mimics an industrial or warehouse typology while relating to the height of adjacent structures. Through strategically placed setbacks, both vertically and horizontally, material changes along the primary facades, and detailing of storefront openings, the scale of the building is visually reduced to a more human scale and to more appropriately work within the surrounding context.

# Economic Inclusion

Economic inclusion in the construction of this development is very important to the development team. All commercially reasonable efforts will be made to adhere to the City's hiring objectives for Small Business Enterprises.

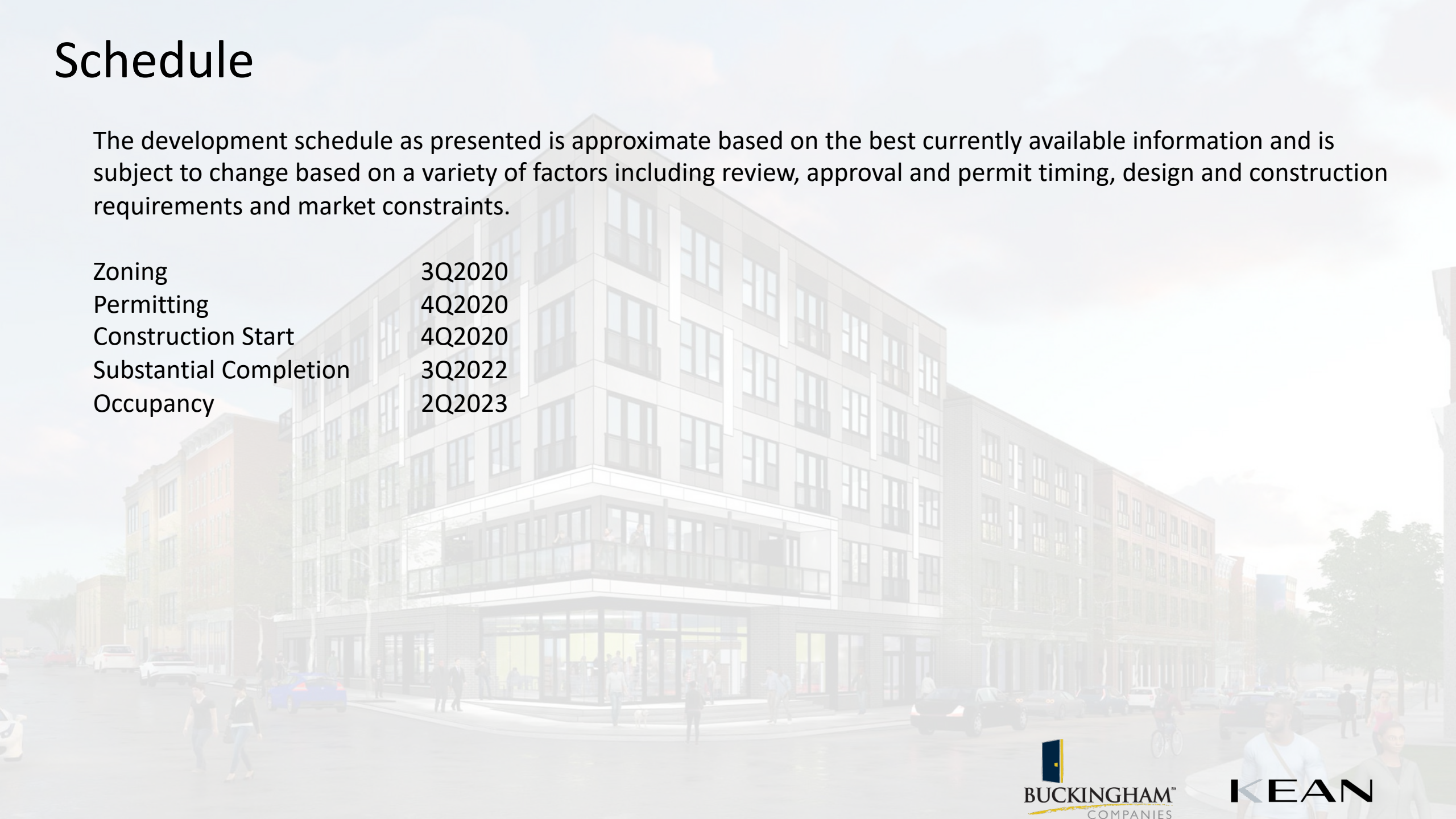
This will include outreach efforts such as meeting and conferring with trade unions, advertising bidding opportunities to the African American Chamber of Commerce, the Hispanic Chamber of Commerce, and including SBE's on all solicitation lists.

The development team aspires to include 30% of its total dollars spent for construction and 15% of total dollars spent for supplies/services and professional services with SBE's, including SBE's owned by minorities and women.

# Schedule

The development schedule as presented is approximate based on the best currently available information and is subject to change based on a variety of factors including review, approval and permit timing, design and construction requirements and market constraints.

Zoning	3Q2020
Permitting	4Q2020
Construction Start	4Q2020
Substantial Completion	3Q2022
Occupancy	2Q2023









B2: ELM ST. FACADE LOOKING SW



B1 & B2: BIRDSEY LOOKING SW



B1: CENTRAL & LIBERTY LOOKING NE



B2: ELM ST. FACADE LOOKING NW



B1: CENTRAL FACADE LOOKING SE



B2: LIBERTY & ELM LOOKING NW









