

SUBJECT: A report and recommendation on a proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

GENERAL INFORMATION:

Location: 1048 Considine Avenue, Cincinnati OH, 45205

Petitioner: David Kirk, DNK Architects

Petitioner's Address: 2616 Central Parkway, Cincinnati OH, 45214

Owner: Cincinnati Metropolitan Housing Authority

Owner's Address: 1627 Western Avenue, Cincinnati OH, 45214

Request: Zone change from Single-Family Residential (SF-2) to Planned Development (PD)

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application
- Exhibit C – Zone Change Plat
- Exhibit D – Legal Description
- Exhibit E – Development Program Statement
- Exhibit F – Concept Plan
- Exhibit G – Proof of Ownership
- Exhibit H – Coordinated Site Review Letter
- Exhibit I – Community Support Summary
- Exhibit J – EPHIA Letter of Support

BACKGROUND:

The subject property is an approximately 6.84 acre site located at 1048 Considine Avenue in East Price Hill. It is adjacent to Considine Avenue to the west and Grand Avenue to the east. It is generally bound by Glenway Avenue to the north and Warsaw Avenue to the south. The site is a vacant and cleared lot that is currently owned by the Cincinnati Metropolitan Housing Authority (CMHA). The site was formerly occupied by several multi-family buildings owned and operated by CMHA, which were demolished over 10 years ago. The site is currently zoned Single-Family Residential (SF-2). The property is adjacent to the East Price Hill Neighborhood Business District, and the northwest corner of the site is located within the Hillside Overlay District.

The request is being made by the applicant and CMHA on behalf of Santa Maria Community Services. Santa Maria is an independent, nonprofit organization founded by the Sisters of Charity. They provide more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents, and foster neighborhood revitalizations. Santa Maria is currently in the process of purchasing the site from CMHA.

The Cincinnati-Hamilton County Community Action Agency (CAA) will also be involved during the second phase of the project. CAA is a private, nonprofit organization that offers various services to low-income individuals and families in a holistic approach to help lift them out of poverty. The services they provide include job training, housing assistance, heating assistance, entrepreneurial coaching, and childcare. CAA intends to operate a HeadStart on the site.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned Single-Family Residential (SF-2). The adjacent zoning and land uses are as follows (also see Exhibit A):

North:

Zoning: Residential Mixed (RMX)
Use: Small apartment complexes and single-family homes.

East:

Zoning: Single-Family Residential (SF-4), Residential Multi-Family (RM-1.2)
Use: Single-family homes, CMHA Horizon Hills apartment complex.

South

Zoning: Commercial Community – Mixed (CC-M)
Use: Commercial spaces with upper-floor residential.

West:

Zoning: Single-Family Residential (SF-2), Parks and Recreation (PR)
Use: Single-family homes, Glenway Park.

PROPOSED DEVELOPMENT:

The proposed Concept Plan and Development Program Statement is for the redevelopment of the 6.84-acre site to consolidate all of Santa Maria’s existing services into a single location, as well as create a new Community Action Agency HeadStart that will serve approximately 200 students each day. Other site improvements include landscaping, walking trails, raised gardening beds and a playground to serve the facilities.

The applicant anticipates that the site will be split and a portion sold to CAA to facilitate the creation of the HeadStart. This would be considered a Major Subdivision per Sections 200-01-S5 and 200-01-S6 of the Subdivision Regulations, since a portion of the subject property is located within the Hillside Overlay District. The subdivision and construction of the new HeadStart building would occur after the Santa Maria building, constituting the second phase of the Planned Development. The Major Subdivision requires review by the City Planning Commission.

Future Uses

The petitioner has outlined the following uses to be permitted in the proposed Planned Development:

Component	Uses	Square Footage	Height
Santa Maria Community Services Offices	Community Service Facility	Up to 29,000 sq. ft.	2 stories Up to 45 ft.
CAA HeadStart	Day Care Center	Up to 30,000 sq. ft.	2 stories Up to 40 ft.

Buildings

Two buildings will be constructed. The first is the Santa Maria building, which will be two-stories, not to exceed 45 feet in height, and between 24,000-29,000 square feet. The building will be located on the west half of the site, approximately 50 feet from the nearest property line. The main entrance will face the interior of the site.

The second building is the CAA HeadStart. This will be two-stories, not to exceed 40 feet in height, and between 20,000-30,000 square feet. This building will be located on the east half of the site, approximately 20 feet from

the nearest property line. The main entrance will be located facing north on the site.

Accessory structures on the site include two surface parking lots consisting of a combined 130-150 spaces, raised planting beds, and a playground for the HeadStart. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code, 1421-33 “Fences and Walls,” and 1421-35 “Refuse and Storage Areas.”

Parking

Between 80-90 surface spaces will be provided to serve the Santa Maria building, and between 50-60 surface parking spaces will be provided to serve the HeadStart. Both proposed lots will be accessed via a 25-foot-wide private access drive off Considine Avenue.

Signage

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (Section 1427-37 “Signs Standards for the C and UM Districts”).

Schedule

The petitioner anticipates the development occurring under the following phasing program:

Phase 1: Construction of the Santa Maria building, its parking lot, and the site access drive.

Phase 2: Major subdivision of the site, followed by construction of the HeadStart and its parking lot.

BASIC REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT:

Per §1429-05 of the Cincinnati Zoning Code, *Basic Requirements*, PD Districts and development within PD Districts must comply with the following:

- a. ***Minimum Area*** – *The minimum area of a PD must be two contiguous acres.*

The proposed zone change area is approximately 6.84 contiguous acres.

- b. ***Ownership*** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development are required.*

The applicant has provided proof of ownership of the property for CMHA (Exhibit G). CMHA is in the process of selling the property to Santa Maria and is listed as a co-applicant on the zone change application.

- c. ***Multiple Buildings on a Lot*** – *More than one building is permitted on a lot.*

The submitted Concept Plan and Development Program Statement indicate two buildings on the site, including offices for Santa Maria and a HeadStart.

- d. ***Historic Landmarks and Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a historic landmark, historic district, or involving a historic structure, the Historic Conversation Board shall advise the City Planning Commission relating to approval of the Final Development Plan.*

No portion of the site is located within a historic district, nor does it contain any historic landmark.

- e. ***Hillside Overlay Districts*** – *Whenever a Planned Development application is filed for a property wholly or partially located within a Hillside Overlay District, the City Planning Commission shall approve the Final Development Plan.*

The site is partially located within the Hillside Overlay District. The proposed development does not intersect with the overlay.

- f. **Urban Design Overlay District** – *Whenever a Planned Development application is filed for a property wholly or partially located within an Urban Design Overlay District, the City Planning Commission shall approve the Final Development Plan.*

No portion of the site is located within an Urban Design Overlay District.

CONCEPT PLAN AND DEVELOPMENT PROGRAM STATEMENT:

According to §1429-09 of the Cincinnati Zoning Code, *Concept Plan and Development Program Statement*, a petition to rezone a property to PD must include a Concept Plan and Development Program Statement (Exhibits E and F). The purpose is to describe the proposed use or uses to be conducted in the PD District. The Concept Plan and Development Program Statement must include text or diagrams that specify:

- a. **Plan Elements** – *A survey of the tract to be developed, providing a metes and bounds description of the property and the survey of property lines and total acreage. Additionally, the plan should include the location in general terms, of land areas to be developed, including: type and description of proposed land uses, buildings and structures; street rights-of-way and driveways; parcel boundaries and proposed lots, including set back lines; building heights; pedestrian circulation systems and open space or other facilities; and proposed topography, drainage, landscaping and buffer plantings.*

The petitioner has submitted a Concept Plan and Development Program Statement (Exhibit E) that includes sufficient information regarding proposed uses, building locations, street access, pedestrian circulation systems, and open space and landscaping.

- b. **Ownership** – *Evidence that the applicant has sufficient control over the tract of land to affect the proposed plan, including a list of all ownership and beneficial interests in the tract of land and the proposed development.*

The applicant has provided proof of ownership of the property for CMHA (Exhibit G). CMHA is in the process of selling the property to Santa Maria and is listed as a co-applicant on the zone change application.

- c. **Schedule** – *Time schedule of projected development, if the total site is to be developed in phases or if construction is to extend beyond a two-year time period.*

There are two anticipated phases for the overall development, and the petitioner intends to file separate Final Development Plans for each. Phase 1 includes development of the Santa Maria building, while Phase 2 will include the major subdivision and development of the HeadStart building.

- d. **Preliminary Reviews** – *A preliminary review of geo-technical, sewage, water, drainage and refuse collection.*

The proposed development was preliminarily reviewed by City departments and reviewing agencies through the City’s Coordinated Site Review process, including the City’s Metropolitan Sewer District (MSD), Stormwater Management Utility (SMU), and Greater Cincinnati Water Works (GCWW). Additional plans will be submitted as part of the Final Development Plan.

- e. **Density and Open Space** – *Calculations of density and open space area.*

Approximately 20-26% of the site will be occupied by buildings or roadway and parking surfaces, leaving 74-80% of the site that will be open space.

FINAL DEVELOPMENT PLAN:

Pursuant to §1429-13 of the Cincinnati Zoning Code, a Final Development Plan shall be submitted to the City Planning Commission after approval of the Concept Plan and Planned Development designation by City Council.

A Final Development Plan must be filed for any portion of an approved Concept Plan that the petitioner wishes to develop; this plan must conform substantially to the approved Concept Plan and Development Program Statement. The Final Development Plan requires significantly more detail than the Concept Plan. Approval of the Final Development Plan would allow the petitioner to obtain the necessary permits to proceed with development. The process allows the City Planning Commission to authorize staff to approve Minor Amendments that might be necessary and establishes the process for Major Amendments that must be reviewed and approved.

COORDINATED SITE REVIEW:

The proposed zone change and Concept Plan was preliminarily reviewed by City departments and reviewing agencies through the City’s Coordinated Site Review (CSR) process in July of 2023. No objections were voiced regarding the zone change or Concept Plan. The petitioner has received a copy of the comments from each department from this review process (Exhibit H).

Of note, the Department of Transportation and Engineering (DOTE) will require a Traffic Impact Study, and the Stormwater Management Utility (SMU) will require an Erosion and Sediment Control Plan. The project will undergo an additional CSR for a Development Design Review for each Final Development Plan submitted. The Major Subdivision would also be reviewed through the CSR process.

DIVERSITY AND ECONOMIC INCLUSION:

The applicant, DNK Architects, is a certified Minority Business Enterprise (MBE) recognized by the City’s Department of Economic Inclusion.

PUBLIC COMMENT AND NOTIFICATION:

The development team has been actively engaged with the East Price Hill community, as laid out in Exhibit I. Santa Maria and its partners have presented regular updates over the past two years to the East Price Hill Improvement Association (EPHIA), which has issued a letter of support for the project (Exhibit J). Price Hill Will is also supportive of the project and is a co-developer.

Santa Maria has also engaged with CMHA, the current owners of both the subject property and the 3-acre adjacent property located southeast of the site. CMHA is supportive of the project, is listed on the zone change application, and is in the process of selling the parcel to Santa Maria. Santa Maria has also engaged with Cincinnati Parks, as well as the Cincinnati Park Board. All parties have been made aware of the project and indicated support.

The Department of City Planning and Engagement held a virtual Public Staff Conference on a proposed zone change on November 28, 2023. At this time, the request was for a zone change to Urban Mix (UM). Two members of the public were in attendance. The meeting mainly addressed questions related to the project and the services that Santa Maria provides. Concern about industrial encroachment into the residential area was discussed during the meeting, but not related to this particular project. Increased traffic was another concern, but staff explained that a Traffic Impact Study would be conducted as required by DOTE.

Notice of the November 28, 2023 Public Staff Conference and the January 19, 2024 City Planning Commission meeting was sent to all property owners within 400 feet of the site, EPHIA, and Price Hill Will. The EPHIA letter of support has been the only public comment received at this time.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed project is consistent with the Live Initiative Area of *Plan Cincinnati* (2012), particularly the goal to “build a robust public life” (p. 149) and the strategy to “create a welcoming civic atmosphere” (p. 153). This strategy describes being “welcoming to all people and embracing new residents, including immigrants, encouraging them to make Cincinnati their long-term home and be engaged in their community” (p. 153). This is precisely the service Santa Maria provides. The organization serves the community, including local immigrants,

with programs related to education, employment, financial stability, and youth development that help them to build thriving, stable lives in their community. The proposed development will help Santa Maria better manage their operations by providing a new, consolidated location for all their services in a central location to their target population.

Price Hill Plan (2015)

The *Price Hill Plan (2015)* notes that changes to zoning should be consistent with the uses identified on the Future Land Use Map (p. 15). In the Future Land Use Map, portions of the site are identified as both a “Development Opportunity Cluster” and greenspace (p. 16). The proposed development is consistent with these findings from the plan. The project will create new development in a key area that has been identified as an opportunity zone and will provide various site improvements that include landscaping and greenspace, including a proposed rain garden and raised planting beds.

The project is consistent with the “Community” theme of the plan, particularly the goals to make Price Hill “a very neighborly, safe, and family-friendly community in which to live, work, and play” (p. 30), and to “embrace its urban and culturally unique community and come together as one while still celebrating its diversity” (p. 31). The proposed development will advance this goal by enabling more efficient operation and delivery of service for an instrumental community service organization that has been operating out of Price Hill for decades. Santa Maria provides services that help families achieve stabilization and self-sufficiency, building a vibrant and self-sustaining community in Price Hill. Additionally, the inclusion of the CAA HeadStart will further advance this goal by creating additional childcare resources in the area that make the neighborhood more family-friendly and create better access to a “live, work, play” atmosphere. Santa Maria Community Services is also identified as a partner for various action steps throughout the plan.

CITY PLANNING COMMISSION ACTION:

According to §1429-11(a) of the Cincinnati Zoning Code, the City Planning Commission may recommend approval or conditional approval, with restrictions on the establishment of a PD District on finding that all of the following circumstances apply:

1. *The PD Concept Plan and Development Program Statement are consistent with applicable plans and policies and is compatible with surrounding development;*

The proposed uses (a community service facility and day care center) are compatible with applicable plans (see “Consistency with Plans”) and the surrounding land use patterns. Adjacent uses are primarily residential, with some commercial located in the Neighborhood Business District to the south. The proposed community service facility and HeadStart are community-based uses that will serve the adjacent residential population and are also accessible to the adjacent commercial corridor.

2. *The PD Concept Plan and Development Program Statement enhance the potential for superior urban design in comparison with the development under the base district regulations that would apply if the plan were not approved;*

The Planned Development will enhance the design of the project by allowing for a mix of complementary uses, multiple buildings on a lot, and increased flexibility for parking, buffering, and other accessory uses, such as the raised planting beds. This provides a better ability to design the site according to its unique needs and circumstances. The proposed development would not be permitted under the existing zoning district (SF-2).

3. *Deviations from the base district regulations applicable to the property at the time of the PD application are justified by compensating benefits of the PD Concept Plan and Development Program Statement;*

The proposed land use for this property provides productive use on what is now a mostly vacant site. The proposed development and uses are not permitted by the base district regulations (SF-2) and would require conditional use permits and variances under any zoning district. The PD zoning district allows the developer to be innovative in site development, combining quality site and building design, open space preservation, and increased community involvement through the Planned Development process.

4. *The PD Concept Plan and Development Program Statement includes adequate provisions for utility services, refuse collection, open space, landscaping, pedestrian circulation and traffic circulation, building design and building location.*

All aspects are outlined in the Concept Plan and Development Program Statement as submitted or will be detailed in the Final Development Plan.

ANALYSIS:

The proposed zone change from Single-family Residential (SF-2) to Planned Development (PD) will reactivate a currently vacant property into a productive, mixed-use development that will provide critical services to the local community through a reputable and long-standing Cincinnati organization. A Planned Development allows for a coordinated and more flexible development process for an atypical project that includes multiple buildings, uses, and operators, but that is still appropriate for the subject location and in-line with the adjacent land use patterns.

The original request for this project was a zone change to the Urban Mix (UM) district. The UM district permits more intensive uses including hospitals, hotels and commercial lodging, indoor storage, maintenance and repair services, commercial vehicle parking, and some industrial uses. During the Public Staff Conference in November, concern about industrial encroachment into the residential part of the neighborhood relating to a nearby property was discussed. Even with a zone change to UM, the project would also still require additional public hearings for items such as conditional use approval and variances. This would be the case for a zone change to any district. For these reasons, City staff felt a zone change to UM was inappropriate for the largely residential area, and recommended the applicant pursue a Planned Development (PD).

The design of the project incorporates various amenities including walking trails, a rain garden, and raised planting beds that will benefit the community. The proposed uses are community-based services that will benefit the surrounding residential population. The project is well supported by East Price Hill, and the applicant has done thorough engagement throughout the process.

The site is partially located within the Hillside Overlay District, but the proposed development does not encroach on the hillside. Any work done within the Hillside Overlay would be required to comply with all applicable Hillside Overlay District requirements established in Chapter 1433 of the Cincinnati Zoning Code.

The Department of City Planning and Engagement believes that a Planned Development is an appropriate zoning designation for this site as it facilitates better urban design within the project, protects the existing adjacent residential land uses, and provides continued public engagement through all phases of the development. A Planned Development also provides assurance to the City and the community of the intended uses and scale for the site, and any significant modification to this would constitute a Major Amendment to the Concept Plan and require public engagement and a public hearing process.

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 §1429-05 and §1429-11 (a) *City Planning Commission Action*. The proposal is consistent with the purpose of the Planned Development District Regulations.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed zone change from Single-

Family (SF-2) to Planned Development (PD) including the Concept Plan and Development Program Statement to allow for a mixed-use development including a community service facility and day care center for the following reasons:

1. The proposed development is consistent with the *Price Hill Plan (2015)* and *Plan Cincinnati (2012)*. It has also been thoroughly engaged on by the applicant and is well-supported by the community.
2. The PD zoning is appropriate in this area because the proposed development is atypical and does not conform with any existing or potential zoning districts, but is still appropriate for the subject location and in-line with the adjacent land use patterns.
3. The PD zoning district requires a more extensive public process than a regular zone change, which will allow community members to have additional opportunities to be heard during the Final Development Plan for the proposal.

RECOMMENDATION:

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

1. **ACCEPT** the Concept Plan and Development Program Statement as submitted; and
2. **ADOPT** the Department of City Planning and Engagement Findings as detailed on page 7 of this report; and
3. **APPROVE** the proposed zone change from Single-Family Residential (SF-2) to Planned Development (PD), including a Concept Plan and Development Program Statement, at 1048 Considine Avenue in East Price Hill.

Respectfully submitted:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

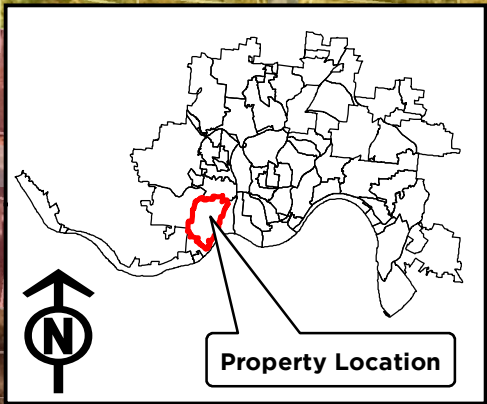
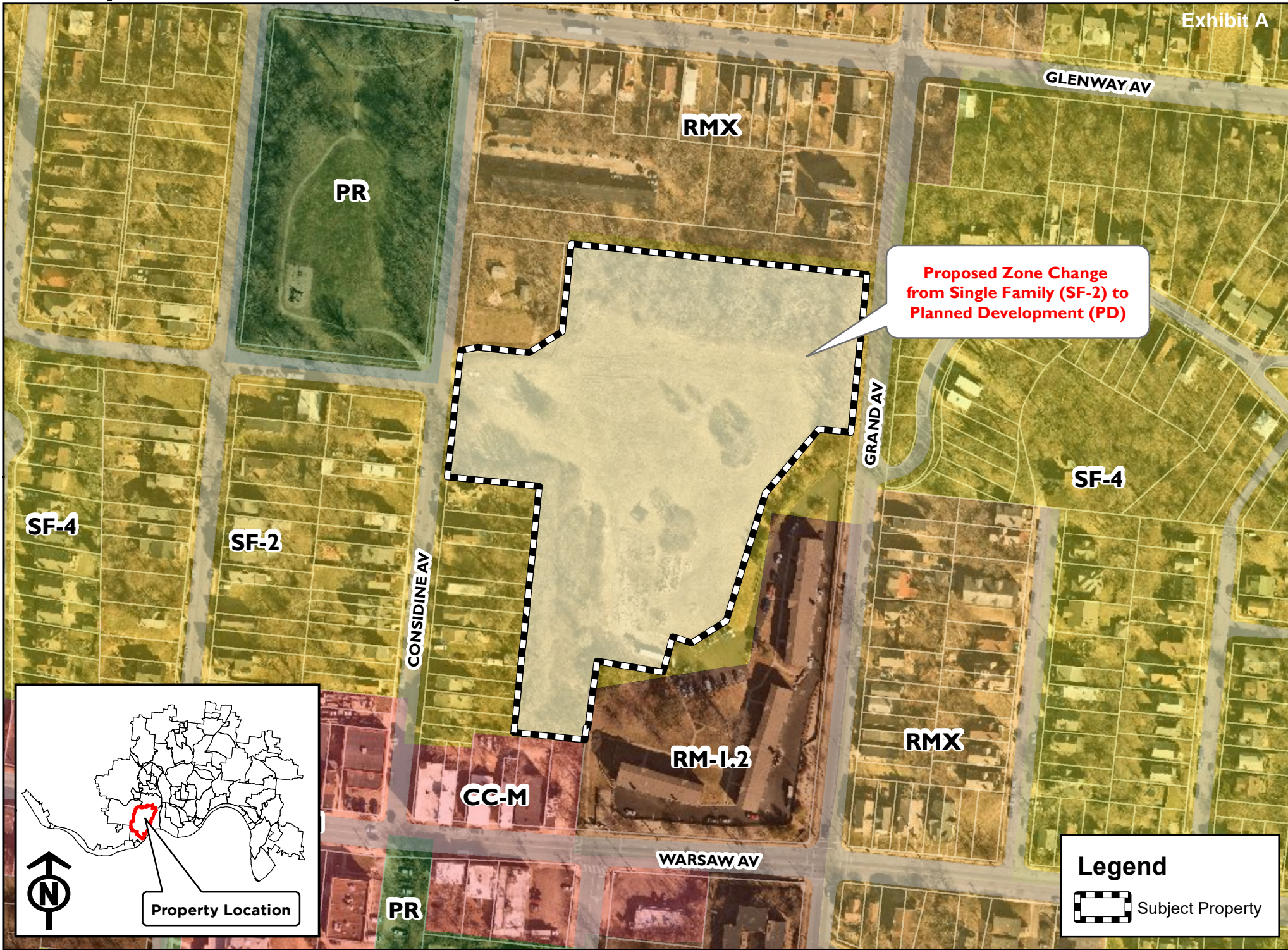
Approved:




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

Proposed Planned Development at 1048 Considine Avenue in East Price Hill

Exhibit A



Legend

 Subject Property

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: Oct 18, 2023

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the SF-2 Zone District to the PD Zone District.

Location of Property (Street Address): 1048 Considine Ave., Cincinnati, Ohio

Area Contained in Property (Excluding Streets): Approximately six acres

Present Use of Property: Vacant property

Proposed Use of Property & Reason for Change: Office, educational, agricultural/gardening, walking paths, playground

Property Owner's Signature: Joe Norton Digitally signed by Joe Norton
Date: 2023.06.23 07:45:36 -04'00'

Name Typed: Joe Norton

Address: 1627 Western Avenue Cincinnati, OH 45214 Phone: (513) 617-3912

Agent Signature: David Kirk Digitally signed by David Kirk
Date: 2023.06.22 11:57:48 -04'00'

Name Typed: Architects

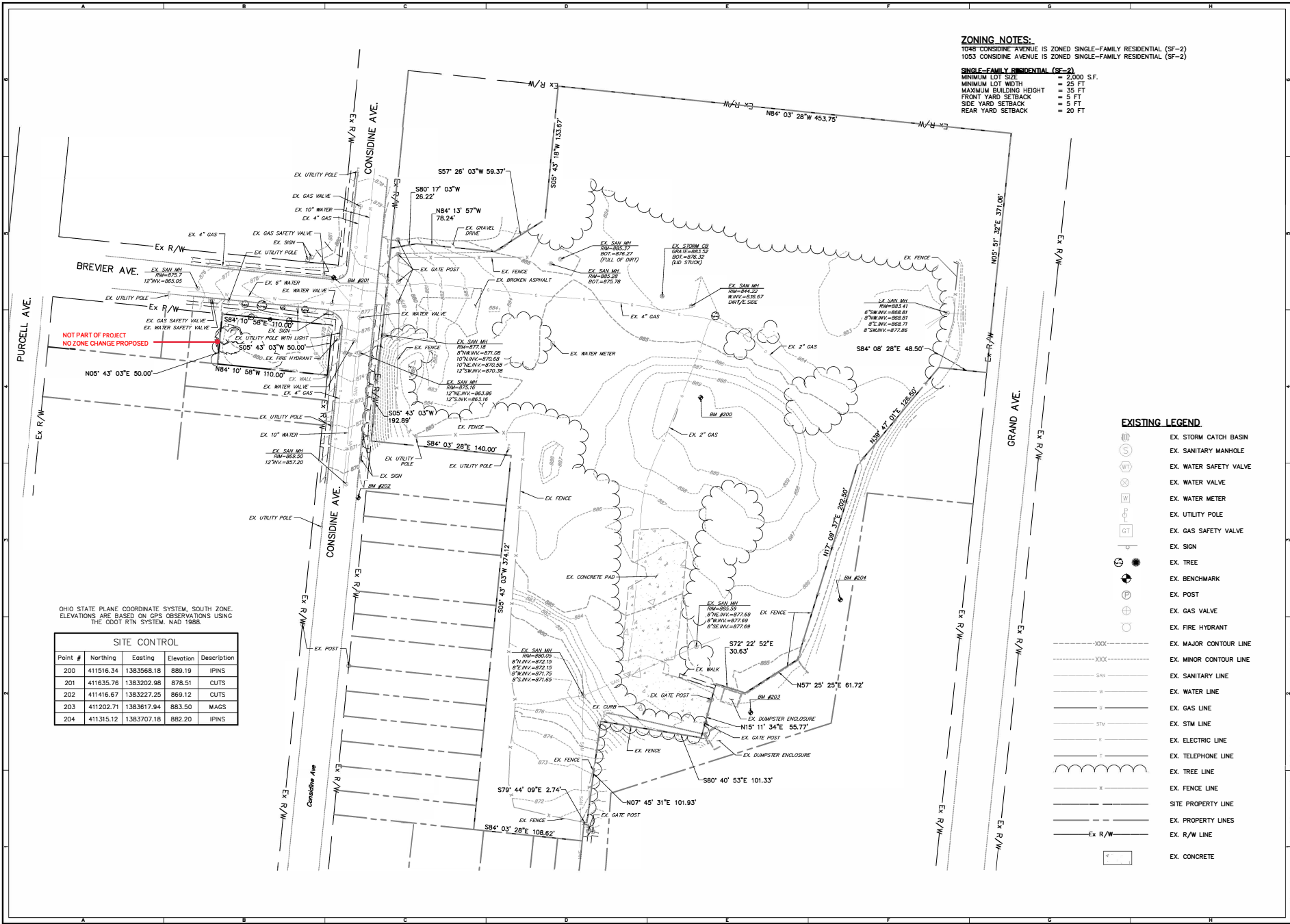
Address: 2616 Central Parkway, Cincinnati, Ohio Phone: 513-948-4146

Please Check if the Following Items are Attached

Application Fee X

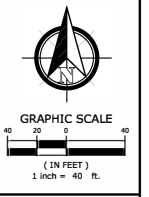
Copies of Plat X

Copies of Metes and Bounds



ZONING NOTES:
 1048 CONSIDINE AVENUE IS ZONED SINGLE-FAMILY RESIDENTIAL (SF-2)
 1053 CONSIDINE AVENUE IS ZONED SINGLE-FAMILY RESIDENTIAL (SF-2)

SINGLE-FAMILY RESIDENTIAL (SF-2)
 MINIMUM LOT SIZE = 2,000 SF.
 MINIMUM LOT WIDTH = 25 FT
 MAXIMUM BUILDING HEIGHT = 35 FT
 FRONT YARD SETBACK = 5 FT
 SIDE YARD SETBACK = 5 FT
 REAR YARD SETBACK = 20 FT



IBI

IBI GROUP
 23 Triangle Park Drive
 Cincinnati OH 45246
 Tel 513 942 3141
 Fax 513 881 2263
 Contact: Jeff Keenan Ext: 51907
 ibigroup.com

REVISION:

SUBMISSION:
 2023-10-02 EXISTING CONDITIONS

PRELIMINARY ENGINEERING SET
 ARCHITECTURE SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

CITY OF CINCINNATI
 1048 & 1053
 CONSIDINE AVENUE
 HAMILTON COUNTY

DESIGN	DRAFT	CHECK
EFR	WMK	JBK

DATE: OCTOBER, 2023

SCALE:
 HORIZONTAL: 1" = 40'

SHEET TITLE:
 EXISTING CONDITIONS

SHEET NO.: 1 / 1

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING
 THE ODOT RTN SYSTEM, NAD 1988.

Point #	Northing	Easting	Elevation	Description
200	411516.34	1383568.18	889.19	IPINS
201	411635.76	1383202.98	878.51	CUTS
202	411416.67	1383227.25	869.12	CUTS
203	411202.71	1383617.94	883.50	MAGS
204	411315.12	1383707.18	882.20	IPINS

EXISTING LEGEND

- EX. STORM CATCH BASIN
- EX. SANITARY MANHOLE
- EX. WATER SAFETY VALVE
- EX. WATER VALVE
- EX. WATER METER
- EX. UTILITY POLE
- EX. GAS SAFETY VALVE
- EX. SIGN
- EX. TREE
- EX. BENCHMARK
- EX. POST
- EX. GAS VALVE
- EX. FIRE HYDRANT
- EX. MAJOR CONTOUR LINE
- EX. MINOR CONTOUR LINE
- EX. SANITARY LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. STM LINE
- EX. ELECTRIC LINE
- EX. TELEPHONE LINE
- EX. TREE LINE
- EX. FENCE LINE
- EX. SITE PROPERTY LINE
- EX. PROPERTY LINES
- EX. R/W LINE
- EX. CONCRETE

CINCINNATI METROPOLITAN HOUSING AUTHORITY

6.864 ACRE PROPOSED REZONING

Situate in City of Cincinnati, Hamilton County, Ohio, being a 6.864 acre Proposed Rezone Area from Zone "SF-2" Single Family to "UM" Urban Mix, said 6.864 acre Proposed Rezone Area being comprised of parcels conveyed to Cincinnati Metropolitan Housing Authority and a portions of the right of ways of Considine Avenue, Brevier Avenue and Grand Avenue and being more particularly described as follows:

Beginning in a point in the intersection of the centerline of right of way of Grand Avenue and the southerly right of way of Seminary Avenue (an undeveloped street) extended easterly, said point being the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described; thence the following 24 courses:

1. In said centerline of Grand Avenue, South 05° 51' 32" West, 239.49 feet to a point; thence
2. Leaving said centerline of Grand Avenue, North 84° 08' 28" West, 78.50 feet to a point; thence
3. South 39° 47' 01" West, 126.50 feet to a point; thence
4. South 17° 09' 37" West, 202.50 feet to a point; thence
5. South 57° 28' 25" West, 61.72 feet to a point; thence
6. North 72° 22' 52" West, 30.63 feet to a point; thence
7. South 15° 11' 34" West, 55.77 feet to a point; thence
8. North 80° 40' 53" West, 101.33 feet to a point; thence
9. South 07° 45' 31" West, 101.93 feet to a point; thence
10. North 79° 44' 09" West, 2.71 feet to a point; thence
11. South 05° 53' 32" West, 18.66 feet to a point; thence
12. North 84° 03' 28" West, 108.61 feet to a point; thence
13. North 05° 43' 03" East, 374.12 feet to a point; thence
14. North 84° 03' 28" West, 165.00 feet to a point in the centerline of right of way of Considine Avenue; thence
15. In said centerline of Considine Avenue, North 05° 43' 03" East, 60.75 feet to a point; thence
16. Leaving said centerline of Considine Avenue, North 84° 10' 58" West, 135.00 feet to a point; thence
17. North 05° 43' 03" East, 80.00 feet to the centerline of right of way of Brevier Avenue; thence
18. In said centerline of Brevier Avenue, South 84° 10' 58" East, 135.00 feet to said centerline of Considine Avenue; thence
19. In said centerline of Considine Avenue, North 05° 43' 03" East, 45.15 feet to a point; thence
20. Leaving said centerline of Considine Avenue, North 80° 17' 03" East, 52.16 feet to a point; thence
21. South 84° 13' 57" East, 78.24 feet to a point; thence
22. North 57° 26' 03" East, 59.37 feet to a point; thence
23. North 05° 43' 18" East, 133.67 feet to a point in the southerly right of way line of Seminary Avenue; thence
24. In said southerly right of way line of Seminary Avenue and then extended, South 84° 03' 28" East, 483.75 feet to the **TRUE PLACE OF BEGINNING** of the Proposed Rezone Area herein described.

Containing 6.864 acres.

This Description is for rezoning purposes only and is based on a field survey.



PROGRAM STATEMENT

Cincinnati Metropolitan Housing Authority (CMHA) is the current owner of the property at 1048 Considine Avenue. CMHA is in the process of selling the property to Santa Maria. The site is approximately 6.84 acres. The surrounding land uses are predominantly residential, including both single-family and multi-family, with a park to the northwest of the site and some commercial to the southwest. The northeast portion of the site is located within the Hillside Overlay District. The land is vacant and has been for over ten years. Previously the land contained several multi-family buildings owned by CMHA. The property is currently zoned "SF-2", Single Family District.

The land at 1048 Considine Ave. is projected to be used for the development of two buildings, one being a Community Service Facility (§ 1401-01-C16) operated by Santa Maria Community Services, an independent organization founded by Sisters of Charity. Santa Maria provides more than 2,500 individuals with educational tools and resources to build strong families, promote healthy residents and foster neighborhood revitalizations. The second building will be occupied by HeadStart that has a mission to engage and support children and families by providing the educational foundation that inspires life-long learning. The HeadStart building will be a Day Care Center (§ 1401-01-D) for approximately 200 students each day, ages from infant to 5 yrs. of age. Santa Maria will be splitting the site and selling a portion of the 6.84 acres of land to CAA/HeadStart for the new building. This will be considered a Major Subdivision. Construction of the new HeadStart building will follow Santa Maria in development, constituting a second phase.

Accessory uses associated with the development include raised gardens in partnership with the local 4H group; a playground servicing the Day Care Center; walking trails; and parking to service both buildings. Fencing, walls, and refuse and storage areas will be in compliance with the associated sections of the Cincinnati Municipal Code: §1421-33 "Fences and Walls," and §1421-35 "Refuse and Storage Areas."

It is proposed to change the current zoning SF-2 to "PD" Planned Development District. The PD zoning allows the integration of aligned services on a single site. The proposed zoning more appropriately addresses the future use of the site. The Santa Maria building will be between 24,000-29,000 square feet including two stories, not to exceed 45' in height. The HeadStart building will be between 20,000-30,000 square feet including two stories, not to exceed 40' in height.

There is approximately 80-90 parking spaces provided for the Santa Maria building and approximately 50-60 spaces for the HeadStart building. 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.

A signage plan will be submitted with the Final Development Plan and will follow the requirements of the Commercial Neighborhood – Mixed (CN-M) and Commercial Community – Mixed (CC-M) zoning districts (§ 1427-37 "Signs Standards for the C and UM Districts"). The East Price Hill Improvement Association Community Council (EPHIA) has written a letter in support of the development at 1048 Considine Ave., see attachment. EPHIA sees Santa Maria as a beneficial partner and resource for the Price Hill community.

Development on the Considine site will revitalize the property and area along with an infusion of dollars in the community.

ARCHITECTURE • INTERIOR DESIGN • PLANNING

CINCINNATI, OHIO • LEXINGTON, KENTUCKY

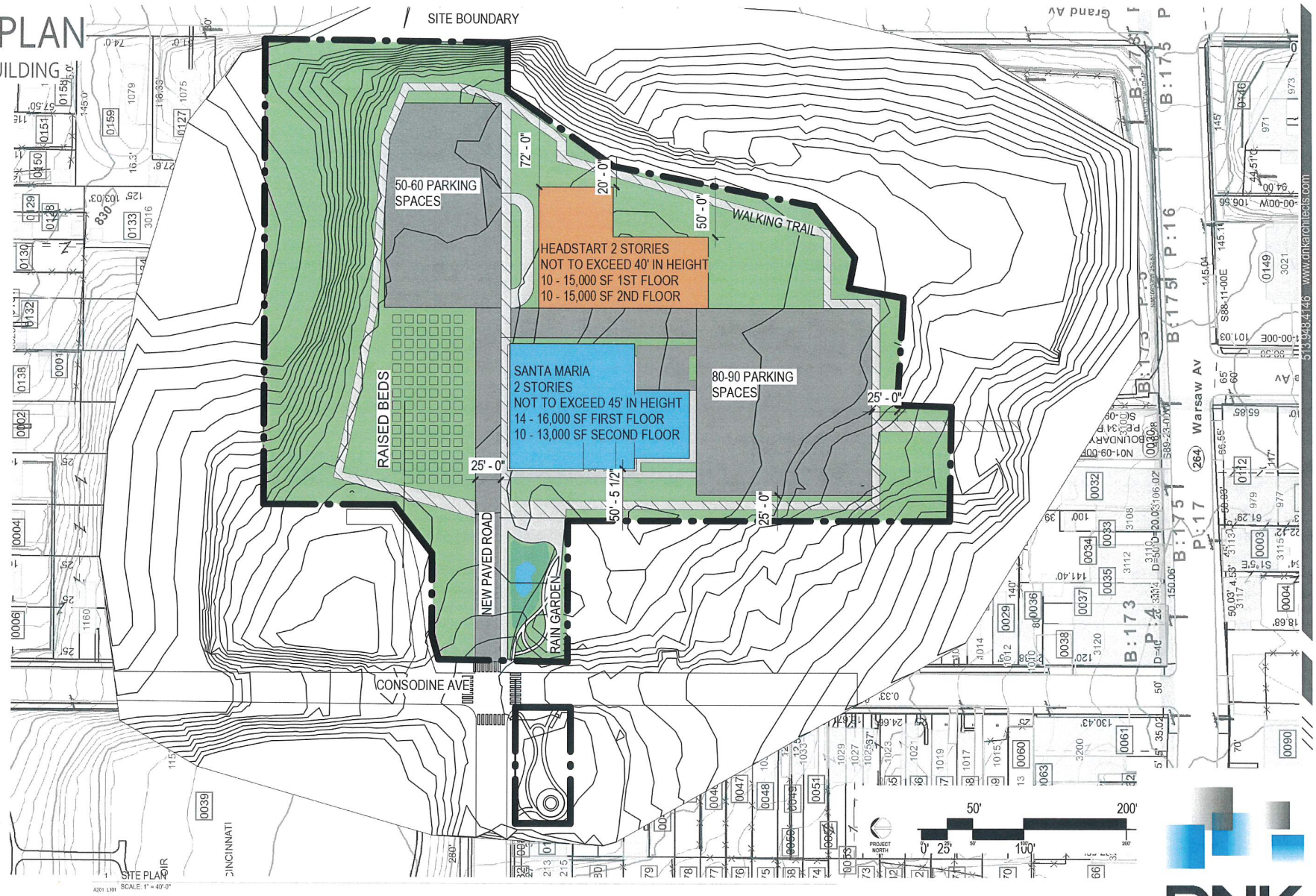
tel 513.948.4146 toll free 888.771.2195 fax 513.679.4712

www.dnkarchitects.com

SITE PLAN

OFFICE BUILDING

03/02/23



313.384.148 WWW.DNKDESIGNS.COM

Brigid Kelly, Hamilton County Auditor

generated on 12/20/2023 2:37:51 PM EST

Property Report

Parcel ID 173-0004-0165-00 **Address** 1048 CONSIDINE AVE **Index Order** Parcel Number **Tax Year** 2022 Payable 2023

Property Information

Tax District School District	001 - CINTI CORP-CINTI CSD CINCINNATI CSD	Images/Sketches	No images found.
Appraisal Area	03200 - EAST PRICE HILL Sales	Auditor Land Use	645 - METROPOLITAN HOUSING AUTH
Owner Name and Address	CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214 (call 946-4015 if incorrect)	Tax Bill Mail Address	CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	0	Effective Tax Rate	0.000000
Property Description	CONSIDINE AVE 6.3242 AC 165 TH 168 PG 5-166 CONS		
Total Tax			

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	
Last Sale Amount	\$0
Conveyance Number	
Deed Type	
Deed Number	
# of Parcels Sold	
Acreage	0.830

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	268,950
CAUV Value	0
Market Improvement Value	0
Market Total Value	268,950
TIF Value	0
Abated Value	0
Exempt Value	268,950
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

**2021 10/18 CG-PER C/U FOR TY 2022 VOID PAR 173-4-(14 TH 17 & 173-5-137)/NEW PAR 173-5-165-NEW BAL PAR 173-4-(165 TH 168, PG5-166)

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email Auditor.Kelly@auditor.hamilton-co.org with any data or mailing address corrections.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
----------------	----------	------------------	------------

Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Public Library of Cincinnati & Hamilton County	Renewal	1.00			C, D
Public Library of Cincinnati & Hamilton County	Increase	0.50			C, D
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46			C

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
------	--------------	---------------	---------------	----------------	---------------

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2022	2/17/2022	268,950	0	268,950	0	130 Annual Maintenance on Splits & Combines

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
-------------	------------	-----------	---------------------------	--------------------	------------------	-----------------	----------------------	------------------

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

**A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.
 ***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD
Current Owner(s)	CINCINNATI METROPOLITAN HOUSING AUTHORITY
Tax Bill Mail Address	CINCINNATI METROPOLITAN HOUSING AUTHORITY 1635 WESTERN AVE CINCINNATI OH 45214

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	0.000000
Effective Rate	0.000000
Non Business Credit	0.000000
Owner Occupancy Credit	0.000000
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment)	\$0.00

Note: May represent multiple parcels

Taxable Value

Land	0
Improvements	0
Total	0

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$0.00		\$0.00	
Credit			\$0.00		\$0.00	
Subtotal			\$0.00		\$0.00	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$0.00		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$0.00		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$0.00		\$0.00	
Total Paid	\$0.00		\$0.00		\$0.00	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
------	------	-------	----------	----------	---------

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	0	Land	0	Full Tax Rate (mills)	0.000000
Building	0	Building	0	Reduction Factor	0.000000
Total	0	Total	0	Effective Tax Rate (mills)	0.000000
				Non Business Credit	0.000000
				Owner Occupancy Credit	0.000000

Tax Calculations

Half Year Tax Distributions

Gross Real Estate Tax	\$0.00	School District	\$0.00
- Reduction Amount	\$0.00	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$0.00
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$0.00
Half Year Real Taxes	\$0.00	Public Library	\$0.00
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$0.00
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$0.00
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$0.00
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$0.00
Semi Annual Net	\$0.00	Park District	\$0.00
		Crime Information Center	\$0.00
		Children Services	\$0.00
		Senior Services	\$0.00
		Zoological Park	\$0.00

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

No photo available.					
No sketch available.					
Special Assessments					
Project	Ord/Res	Description	Certified	End Year	Payoff Amount
Related Names					
Name				Relationship	Status
CINCINNATI METROPOLITAN HOUSING AUTHORITY				Parcel Owner	Current
Detailed Name Information					
Full Name CINCINNATI METROPOLITAN HOUSING AUTHORITY			Type Parcel Owner		
Address 1635 WESTERN AVE CINCINNATI OH 45214			Mailing Flags [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]		



July 13, 2023

Mr. H.A. Musser
 Santa Maria Community Services
 617 Steiner Avenue
 Cincinnati, Ohio 45204

Re: 1048 Considine Avenue | Santa Maria Community Services Development (P) -
(CPRE230040) Initial Comments and Recommendations

Dear Mr. Musser,

This **Preliminary Design Review** letter is to inform you that our Advisory-TEAM has reviewed your proposed project located at **1048 Considine Avenue** in the Community of East Price Hill. It is my understanding that you are proposing to redevelop a piece of vacant land for the purposes of building a new office building for the Santa Maria Community Services, a Head Start building with a playground, agricultural / gardens, and walking paths on the property. Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move forward with project:

1. **The proposed childcare and office uses are not permitted in the SF-2 zoning district. Planning staff recommends a zone change to a Planned Development (PD) for this project.**
2. Applications for a zone change to a PD should be submitted through the Department of City Planning and Engagement and will require a Concept Plan and Development Program Statement. All items outlined in Chapter 1429-09 of the Cincinnati Zoning Code must be submitted in conjunction with the application. Information and materials can be found at <https://bit.ly/ZoneChangePacket>.
3. Zone change process (approximately):
 - Public Staff Conference - 2-4 weeks
 - City Planning Commission - 4-6 weeks
 - City Council - 4-14 weeks
 - Final Development Plan Approval (PDs only) - 2-6 weeks

Requirements to obtain Permits:

1. Once the zone change, Concept Plan, and Development Program Statement are approved, a Final Development Plan is required to be approved by the City Planning Commission. This may be submitted concurrently with the zone change application.

Recommendations:

1. The Applicant should meet with the East Price Hill Community Council and adjacent property owners to discuss the project. Contact information for the community council can be found here: <https://bit.ly/CommunityCouncilContacts>
2. Letters of support are encouraged.

Contact:

- **Gabrielle Couch** | City Planning | 513-352-4882 | gabrielle.couch@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move forward with project:

1. The proposed uses are a Community Service Facility and a Day Care Center. The subject property at 1048 Considine Ave is zoned SF-2. The SF-2 district does not permit the proposed uses. A zone change is required. Staff recommends following Planning's direction regarding zone changes. Zoning staff understands that Planning recommends pursuing a zone change to PD (Planned Development). The comments below are in response to the applicant's request for a zone change to Urban Mix (UM).
2. Applicant is requesting a Zone Change to UM. In the UM zoning district, a Day Care Center is a permitted use. A Community Service Facility requires Conditional Use approval. The Conditional Use process requires a public hearing with the Zoning Hearing Examiner and takes about 2 months. Multiple buildings on a lot is not permitted in the UM district. Zoning relief would be required to permit the proposed development. (Section 1410-05)
3. If the property is to be developed after a zone change to the UM zoning district, additional information will be required for a complete zoning review:
4. A community service facility requires 1 parking space for every 100sf. Please confirm the proposed square footage of the community service facility. A day care center requires 2 spaces per facility, plus 1 space for every 8 clients. Please confirm the proposed number of clients. (Section 1425-19)
5. Please note that a Type A Landscape buffer would be required between proposed UM zoning and adjacent SF and RM districts. A Type A landscape buffer must be at least 10ft wide with a 6ft screen fence.
6. Please submit elevations and note that the maximum height in the UM district is 45ft.
7. Please confirm the area dedicated for gardening. Note that a garden, when permitted as an accessory use, is limited to 20,000sf. More than 20,000sf of agricultural space is classified as a "Farm" and requires Conditional Use Approval.
8. Please confirm the proposed use of the corner lot across the street at 1053 Considine.

Requirements to obtain Permits:

- None

Recommendations:

1. Note that the northeast portion of the property is located within the Hillside Overlay District. The submitted site plan does not show any construction in this area. If construction is proposed in the future, it will be subject to the requirements Zoning Code Chapter 1433, "Hillside Overlay District."

Contact:

- **Matt Lascheid** | ZPE | 513-352-3964 | matthew.lascheid@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations. For additional site storm water requirements within the City of Cincinnati, contact the Stormwater Management Utility (SMU) at 513.591.5050.
2. An approved site utility plan will be required for each building to receive an approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdbg.org/customer_care/development_services/index.html Email questions to MSDAvailability@cincinnati-oh.gov

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. Detention
 - If detention is required by MSD, provide SMU with a copy of the follow items: approved detention calculations, drainage map, detailed drawing of detention control structure with elevations.
2. Storm Requirements
 - Calculations for storm water conveyance system, major storm calculations / flood routing
3. Utility Plan
 - Label all pipes materials.
 - In the public R/W, pipes to be DIP or RCP.
 - Show Top & Invert elevations for all Appurtenances.
 - Show slopes for all pipes.
 - Show downspouts ties to the sewer system. Add note "All downspouts to tie to the sewer system".
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - Tie into Curb inlets are NOT PERMITTED.
4. Grading Plan
 - Grading must show existing and proposed contours.
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).

- Runoff from all pavements must be captured and conveyed to the stormwater system. Only 800 sf of pavement may sheet flow to the public R/W.
- 5. Erosion & Sediment Control Plan is required. Refer to link: <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
- 6. SMU Standards Plans Notes is required. Refer to link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 7. SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins.
 - Inverts and Top elevations for all MHs and Catch Basins.
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@gcww.cincinnati-oh.gov

Water Works

Immediate requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A stamped and recorded consolidation plat is required before any new branch(es), or meter(s) sold.
2. The subject development has inactive water service line at the following property:

Address	Branch #	Size	Meter #	Size
1053 Considine Av.	H-29967	5/8"	FOD **	Not useable; Lead on public and private side

** FOD - this inactive branch cannot be repurchased.

3. Each parcel will need to have its own water service branch. Water service lines are not to cross parcel lines.

Recommendations:

1. There is a 12" public water main north of Brevier Avenue in Considine Avenue and a 10" public water main south of Brevier Avenue in Considine Avenue.
2. The most recent flow test in Considine Ave was run in 2020 with a cumulative flow of 1,361gpm and static pressure of 60psi.
3. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform the private water service branch design work and installation.
4. The Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with GCWW and fill out the Online Branch application

<https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- **Rick Roell** | Water Works | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move forward with project:

1. The minimum fire flow requirement for this project is 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. The closest Fire Hydrant currently to this project is 1053 Considine Avenue.

Requirements to obtain Permits:

1. A site plan will be needed to show that there are at least two readily accessible fire hydrants within 400' from all parts of the structures.
2. Fire Department Connections are to be within 50' of a fire hydrant.
3. Hydrants and FDC placement do not block fire apparatus access to the structures.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
5. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.
6. The weight of our apparatus is as follows:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11'9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9'4"	22'2"	9'2"	18,500			34'/41'

7. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions.
8. Emergency Responder Radio Coverage is required for New or existing buildings 20,000 square feet or greater.

Recommendations:

- None

Contact:

- **Robert A. Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environmental Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati

Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

2. If offsite sourced fill is to be placed onsite, then it must receive OES environmental approval when it exceeds 1,000 cubic yards as per City Municipal Code Chapters 1101 and 1031.
3. If this project is requesting funding incentives from the City, depending on the incentive, this project may require environmental approval from OES.

Recommendations:

1. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development design should consider the locally increasing storm intensities and its detrimental effects on hillside stability. A City resilience goal is to have no increase in storm damage remediation costs.
 - b. The development goal should be to earn at a minimum the LEED Certified rating level.
 - c. Rooftop solar should be considered in the design as a renewable energy source.
 - d. Site parking should include charging stations for electric vehicles.
 - e. Site areas designated for trash dumpsters should also have at least equal space designated for recycling dumpsters.
 - f. The use of trees in the landscape design should be included to enhance urban forestry.
 - g. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. None.

Recommendations:

- None

Contact:

- **Matt Dickman** | Urban Forestry | 513-861-9070 | matt.dickman@cincinnati-oh.gov

Department of Transportation & Engineering (DOT&E)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A Traffic Impact Study will be required. Additional conditions and comments will be provided after the completion of the TIS.
2. A public street is not required and should be a private driveway. The private driveway shall be designed and constructed in compliance with B&I property site development code requirements.

3. 10' of right of way from the face of curb to the back of walk is needed on Considine, 5' sidewalk and 5' tree lawn.
4. Use City standard modified commercial driveway apron. The driveway needs to be 20'-24' wide.
5. Access to the site does need to align with Brevier Ave. as shown.
6. All work in the public right-of-way will require a separate DOTE permit.
7. Before submitting building permit applications, contact DTEaddress@cincinnati-oh.gov to have addresses assigned.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-335-7322 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. A geo-tech report will be required at the time of building permit submittal. A code analysis (use groups, type construction, height & area etc.) should be included with the permit.

Recommendations:

- None

Contact:

- **Art Dahlberg** | B&I Director | 513-352-2424 | art.dahlberg@cincinnati-oh.gov

Law Department

Immediate Requirements to move forward with project:

1. No comment at this time.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- **Robert Bertsch** | DCED | 513-352-3773 | robert.bertsch@cincinnati-oh.gov

Health Department

Immediate Requirements to move forward with project:

- None

Requirements to obtain Permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move forward with project:

- None at this time.

Requirements to obtain Permits:

- No comments.

Recommendations:

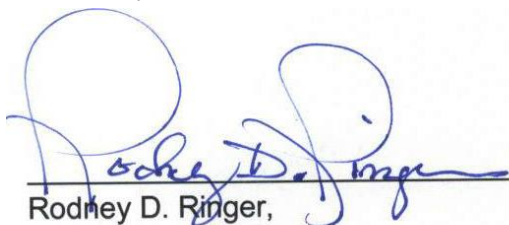
- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | brandon.kyle@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,



Rodney D. Ringer,
Development Manager

RDR: rdr



1048 Considine Avenue Zone Change Request

Community Support for Santa Maria Community Services' Application

Community Council

Santa Maria Community Services and its partners have presented regular updates over the past two years to the **East Price Hill Improvement Association** ("EPHIA"), and this organization has been completely supportive of Santa Maria's specific plan to redevelop 1048 Considine Avenue. In fact, it was the President of EPHIA, Sheila Rosenthal, who originally suggested that Santa Maria explore this property as a potential site for this development. EPHIA meetings are open to the public and all residents/business owners are encouraged to attend.

Adjacent Property Owners

Santa Maria Community Services has been working for more than two years with **Cincinnati Metropolitan Housing Authority**, the current owner of 1048 Considine and Horizon Hills Apartments adjacent to 1048 Considine. Horizon Hills Apartments are just East and South of 1048 Considine. CMHA is fully supportive of the application and, in fact, because they are the current owner of the property, they made the formal request on Santa Maria's behalf. CMHA is willing to sell the property to Santa Maria because our respective missions and purposes align, so CHMA is supportive.

Price Hill Will is another adjacent property owner. They have just redeveloped the Warsaw Avenue Creative Campus in the 3100 block of Warsaw Avenue, and they are one of the co-developers on Santa Maria's project, which will be adjacent to and just of the North of the Warsaw Avenue Creative Campus.

The **Cincinnati Parks** department owns Glenway Park, adjacent to and just West of 1048 Considine Avenue. Santa Maria participated in a community engagement session related to Glenway Park earlier this year where Santa Maria's project was discussed at the Firehouse on Warsaw Avenue. Santa Maria and its partners have since met with the Cincinnati Parks Director, Jason Barron as well as the leadership of the **Cincinnati Parks Foundation**, all of whom are supportive of our plan and with whom Santa Maria is exploring ways to partner going forward.

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MA, MSW

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November 15, 2021

To Whom It May Concern:

The East Price Hill Improvement Association Community Council (EPHIA) wishes to express support of Santa Maria Community Services' project to construct a new building in Price Hill which will integrate into a single location all their client services, partners and operations which are currently spread across multiple locations in the community.

We are extremely proud that the Price Hill community is one of the oldest, largest, and most diverse neighborhoods in Cincinnati. Our community faces many challenges which impact our residents and families, including a lack of kindergarten readiness, low high school graduation rates, high incidences of chronic disease, and addiction/drug use, and limited availability of quality affordable housing. The growing needs of our residents and families continue to outstrip the capacities of available effective programming due to the historic lack of investment in addressing these needs in our community.

Santa Maria has been a beneficial partner and resource for the Price Hill community since 1966 and works to address the issues which impact our residents. Santa Maria provides free educational tools and resources that support early childhood development, educational advancement, financial stability, workforce development and much more. This small organization makes an enormous impact in our neighborhood, and now has the opportunity to grow and strengthen the impact of their holistic, family-centered approach and programs by integrating all their services and partners under one roof. To do so, they desperately need the right infrastructure in place.

The East Price Hill Improvement Association Community Council partners with and shares Santa Maria Community Services' interest, concern, and efforts to address the needs of our residents. Our interests and concerns align particularly around mitigating and addressing those social, educational, and familial issues which negatively impact the lives and futures of our residents because once those problems are established and chronic, they negatively impact the wider community which EPHIA works to support, improve, and advance.

Our organization has a long-standing commitment and partnership with Santa Maria, and we strongly believe that their plans to bring all services and operations under one roof will allow

Santa Maria to help more people lead healthy, stable, and fulfilling lives which will result in a healthier, more stable, positive, and equitable community. We see this development as an opportunity for both Santa Maria and for the Price Hill community to potentially address multiple community issues and anticipate a tremendous impact from the construction of this project.

EPHIA asks that you give your full consideration and support to Santa Maria's request for state capital funding so we can invest in and strengthen Price Hill together. We appreciate your time and attention to this request and are happy to provide additional information if needed.

Sincerely,

A handwritten signature in cursive script that reads "Sheila K. Rosenthal".

Sheila Rosenthal
President